

MINUTES OF PLANNING BOARD SPECIAL
MEETING #3378 MONDAY, DECEMBER 8, 2003
7TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BLVD., STAMFORD,
CT

Present for the Board were: Duane Hill, Chairman; John Garnjost; Marggie Laurie; Rose Marie Grosso; Theresa Dell; and Claire Fishman. Present for staff: Robin Stein, Land Use Bureau Chief.

The Chairman, Mr. Hill, opened the meeting at 7:30 PM.

Correspondence:

Appropriation Glenbrook Fire Co. \$35,000. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with the regular members voting.

Zoning Board Referral:

Zoning Board Referral Appl. 203-37, Sheila Barney, requesting a Map Change from M-G to R-MF for property located on Harbor Street. Ms. Guiden, Vice-President of the NRZ, addressed the Board. She expressed concern over the loss of residential properties in the South End and the negative impact of commercial development on existing residences. Attorney Richichi, representing the owner of 54 Harbor Street voiced concern over the proposed change stating that it makes a number of properties non-conforming. It would also impact the property owner who had recently bought 54 Harbor Street in order to locate his contracting business. Ms. Kahn spoke and stated that since 1986; over 20% of the residential stock in the South End had been lost. She said that the existing house on 54 Harbor Street could be renovated and receive historic bonuses. This would occur if the property were re-zoned to R-MF in conformance with the Master plan. The Board tabled further discussion, until the next meeting.

Zoning Board of Appeals Referrals:

ZBA Appl. 165-03 Landmark Baptist Church requesting variance of parking in order to use a building for a church at 66-78 Crescent Street. Mrs. Dell moved to recommend approval providing that the Church could secure adequate off-street parking. Mrs. Grosso seconded the motion and it passed unanimously with the regular members voting.

ZBA Appl. 168-03 Mark & Estelle Swope requesting variances of front & side yard setbacks, and building coverage in order to add an addition to a house at 260 Belltown Road. Mrs. Laurie moved to recommend approval. Mrs. Dell

seconded the motion and it passed unanimously with the regular members voting.

Capital Budget 2004/05-2011

The Board continued their review of the Capital Budget.

There being no further business, the meeting was adjourned at 9:30 PM.

Respectfully submitted,
Marggie Laurie, Secretary

Note: These proceedings were recorded on tape and are available for review during regular business hours.