

MINUTES OF PLANNING BOARD - REGULAR MEETING, #3323  
TUESDAY, APRIL 16, 2002 - 7:30 PM  
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

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

Mr. Hill opened the meeting at 7:30 PM.

Memo from Mayor Malloy regarding United States Environmental Protection Agency - Lease of Government Center Premises.

Mr. Stein explained the lease. On a motion by Mrs. Laurie, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval. Mrs. Fishman did not vote.

**MP-374 Gurpreet Ahuja** 825 High Ridge Road to amend the Master Plan from Land Use Category Designated 2 – Residential Single-Family Low Density to Land Use Category Designated 3 – Residential Multi-Family Low Density.

Mrs. Laurie said she had listened to the tapes of the public hearing. Mrs. Fishman said she feels strongly that the single family buffer at the corner of High Ridge Road and Donata Lane should stop further multi-family development on High Ridge Road. Mrs. Grosso and Mrs. Laurie concurred that the Sandola property is a different case and was a transition development. Mr. Hill said if this application is approved it would lend to intensification of High Ridge Road.

Mrs. Fishman made a motion to deny the application. Mrs. Grosso seconded the motion and the application was denied 4-0. Mrs. Dell and Mr. Garnjost did not vote. (DH, ML, RG, CF voting)

**ZBA Appl. 063- 02 Davenport Kitchen Inc.** requesting Variance of Section 10-A, Non-Conforming Uses, to allow use of an existing non-conforming industrial building as Bakery, Commercial or Wholesale (Use #61) or Food Processing Wholesale (Use #104). The property is located at 71 Davenport Street in an R-5 Multi-family Residence District.

Attorney William Hennessey, representing the applicant, said this building had been a plumbing supply warehouse and the new use will have less impact on the area with fewer truck trips. Rocco Genovese, owner of the building, said that there would be no impact on adjacent neighborhoods.

On a motion by Mrs. Grosso, seconded by Mrs. Dell, the Board voted unanimously to recommend approval. Mrs. Fishman did not vote. (DH, ML, RG, JG, TD voting)

Minutes for approval

#3321 March 19, 2002 – unanimously approved (CF, RG, ML)

## Master Plan 2000

Mr. Hill said there should be another meeting of the Planning Board with the consultants and asked staff to arrange a meeting with the other Boards preferably the second week of May. It was agreed that a summary of neighborhood recommendations should be prepared for Board members.

There was discussion about mapping Category #13 on East Main Street and it was agreed that the area should remain in the existing categories. Mrs. Laurie said that there is already a cut-through traffic problem and much noise. She said the Mixed-Use category would invite potential office development.

It was the consensus of the Board to place KFC and the south side of West Main Street in a commercial category. Mr. Stein suggested a change from the industrial category for property on Hope Street north of Viaduct Road. The Board agreed.

Old Business - Correspondence from Lawrence R. Giannattasio

The Board agreed that it would need a landscaping plan before considering this request.

The meeting was adjourned at 9:00 PM.

Respectfully submitted

Marggie Laurie, Secretary

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