

MINUTES OF PLANNING BOARD  
REGULAR MEETING & PUBLIC HEARING #3335  
JULY 23, 2002  
4th FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Rose Marie Grosso, John T. Garnjost, Marggie Laurie, Theresa Dell, Claire Fishman. Robin Stein for staff.

**Public Hearing:**

The Chairman, Duane Hill, opened the Public Hearing at 7:30 PM.

**Subdivision Appl. #3811 of Samuel Lotstein Realty Co. LLC** for the subdivision of property into three parcels on the east side of High Ridge Rd. (#1079) and west side of Turn of River Road. (#106). The Secretary, Marggie Laurie, read the public notice.

John Puglisie, Engineer, and Attorney Marshall Goldberg presented the application. They said that the proposed subdivision complies with the Zoning and Subdivision Regulations. Mr. Puglisie stated that the EPB conditions are acceptable to the applicant. Three speakers from Turn of River Road spoke in opposition stating that they would prefer to see only one additional lot and concern was also expressed regarding the loss of trees. Mr. Puglisie stated that the stonewalls and trees around the edge of the property would be saved. He also stated that there would be three new trees planted in the front and that the screening would include 12 white pines.

There being no more testimony, the public hearing was closed at 8:10 PM.

**Regular Meeting:**

The first item discussed was a Memo from Mayor Dannel Malloy re lease agreement for 80 Magee Avenue - d/b/a Connecticut Quality Transmissions. Tom Cassone, Director of Legal Affairs, presented the lease agreement. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Laurie seconded the motion and it passed unanimously.

**Zoning Board of Appeals Referrals:**

**Appl. 109-02 The Woodpecker Shop**, requesting a special exception to permit furniture store in an existing commercial building. The property is located at 1010 Hope St. in a C-N Neighborhood Commercial District. After discussion, Mrs. Grosso moved to recommend approval. Mr. Garnjost seconded the motion and it passed unanimously. Voting were the regular members.

**Appl. 116-02 SJS Real Estate, LLC** for a special exception to allow a private school in an existing office building. The property is located at 25 Crescent St. in a C-N Neighborhood Commercial District. After discussion, Mr. Laurie moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously.

**Appl. 105-02 Victoria de Toledo and Stewart Casper** requesting Variance of Section 10A to expand a non-conforming use by enclosing the first floor porch area and using the basement for law offices. Variance of Section 12 to permit parking reduction, 11 spaces in lieu of 13. Property is located at 1458 Bedford Street in the R-MF Multi Family Residence District.

Mr. Stein cited a letter of July 23rd from the applicant stating that they would not be requesting the enclosure of the porch and thus probably not need the parking variance. Based on the representation in the letter Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously. Mrs. Laurie did not participate in the voting, and Mrs. Fishman voted along with the other regular members.

### **Master Plan**

Mrs. Laurie asked staff to check with the Legal Department as to whether or not the consultants could continue to advise the Board now that the public hearing was closed. Mr. Hill reported that he had contacted the Advocate reporter and editor over the “unbalanced” coverage of the public hearing.

The Board agreed to meet on August 15th to begin its review of the Master Plan issues raised at the Public Hearing.

There being no further business, the meeting was adjourned at 10:00 PM.

Respectfully submitted,  
Duane Hill Chairman  
Stamford Planning Board

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