

MINUTES OF PLANNING BOARD - REGULAR MEETING #3338
SEPTEMBER 10, 2002
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Marggie Laurie, Rose Marie Grosso, Theresa Dell, Claire Fishman, Helane E. Rheingold, and Robin Stein for staff.

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

Correspondence:

Letter from Mayor Malloy requesting Supplemental Capital Appropriation for Fire Apparatus Replacement, \$240,000. Ben Barnes, Chief McGrath and Assistant Chief Brown presented the request, which would replace a deteriorating front line piece of fire apparatus. After discussion, Mrs. Laurie moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously. Voting: Hill, Laurie, Grosso, Dell and Fishman.

Mrs. Laurie moved to suspend the rules and place the next two items on the consent agenda. Mrs. Grosso seconded the motion and it passed unanimously. Voting: Hill, Laurie, Grosso, Dell, Fishman.

Letter from Mayor Malloy requesting Supplemental Capital Appropriation for Tree Replacement (America the Beautiful), \$3,000 grant. Mr. Stein explained the request. After discussion, Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed unanimously. Voting: Hill, Laurie, Dell, Grosso, Rheingold.

Letter from Mayor Malloy requesting the acquisition of 14.6 acres of land from the State, located at the Merritt Parkway and Riverbank Road. Ms. Richards, Deputy Corporation Counsel reviewed the request, which will cost the City \$1,000. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Laurie seconded the motion and it passed unanimously. Voting: Hill, Laurie, Grosso, Dell, Fishman.

Zoning Board Referral:

Zoning Appl. 202-11 of Donsis LLC requesting an amendment of Article V Section 19- 3.2 d "Swim &/or Tennis Club. Mr. Redniss presented the application. He stated that the key provision would allow for reduced parking and less impervious surface. Mr. Hill asked why a site plan approval request had not been included with the application. Mr. Redniss explained that they needed to obtain an EPB permit first and the reduction in parking would be a necessary prerequisite to the EPB application, which would then be followed by a special exception/site plan request to the Zoning Board. Gail Okum of Erskine Rd., John Tomsy, North Lake Drive and Attorney Brendan Leydon expressed opposition to the application and raised issues regarding parking, traffic and commercial use of the property. After discussion, the Board tabled further action until a subsequent meeting.

Zoning Board of Appeals Referral Appl. 110-02 of Sadie Green-Carter requesting a variance of parking (2 spaces in lieu of 7 required) to convert a dwelling into day care at 126 Richmond Hill Ave. in the R-MF Zone. Attorney John Leydon presented the application. After discussion, Mrs. Laurie moved to recommend approval. Mr. Dell seconded the motion and it passed unanimously. Voting: Hill, Laurie, Grosso, Dell, Fishman.

ZBA Appl. #111-02 of Thomas Pledgie requesting variances of area and parking setback in order to subdivide property into 2 parcels (lot 1, 4,370 sq. ft. in lieu of 5,000 sq. ft. required) at 101 Cold Spring Rd. in a R-6 Zone. Attorney John Leydon presented for the applicant. After discussion, Mrs. Laurie moved to recommend approval. Ms. Grosso seconded the motion and it passed unanimously.

ZBA Appl. 125-02 of W & M Properties requesting variances of Article IV, Section 13 to permit the installation of Wall and ground signs at 151 Greenwich Ave. in the C-I Zone. Attorney Cacace presented the application and explained that this application represented a reduction in the amount of signage requested. After discussion, Mrs. Rheingold moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously. Voting: Hill, Laurie, Grosso, Dell, Rheingold.

ZBA Appl. 134-02 Roxbury Community Nursery School Inc. requesting an extension of a special exception to continue a day care center at Temple Beth El, 352 Roxbury Rd. After discussion, Mrs. Laurie moved to recommend approval. Mrs. Rheingold seconded the motion and it passed unanimously. Voting: Hill, Laurie, Dell, Rheingold and Fishman (Mrs. Grosso recused herself from participating).

Appl. 136-02 of Christopher Mira requesting variances of front, side & rear setbacks in order to erect a second story on an existing residence at 74 Lewelyn Rd. in the R-7.5 Zone. After discussion, Mrs. Rheingold moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously. Voting: Hill, Laurie, Grosso, Dell, Rheingold.

ZBA Appl. 139-02 of 88 Maltbie LLC for a variance of front yard setback to permit the construction of a single family residence on lot #5, Mid River Run in a R-10/R-20 Zone. After discussion, Mrs. Fishman moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously. Voting: Hill, Laurie, Grosso, Dell, Fishman.

ZBA Appl. 142-02 of Jay & Elicia Lang requesting a variance of rear yard setback to construct a second story addition on an existing residence at 31 Dads Lane in the RA-1 Zone. After discussion, Mrs. Laurie moved to recommend approval. Mrs. Rheingold seconded the motion and it passed unanimously. Voting: Hill, Laurie, Grosso, Dell Rheingold.

ZBA Appl. 145-02 of Michael Spiesman requesting a variance of front yard setback to add an addition on an existing residence at 39 Laurel Rd. in a RA-2 Zone. After discussion, Mrs. Fishman moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously. Voting: Hill, Laurie, Grosso, Dell, Fishman.

There being no further business the meeting was adjourned at 10:30 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.