

MINUTES OF PLANNING BOARD  
REGULAR MEETING #3292 - MAY 8, 2001  
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were Duane Hill, Chairman; John Garnjost; Donna Loglisci; Rose Grosso; Helane Rheingold and Claire Fishman. Present for staff: Robin Stein, Land Use Bureau Chief.

Mr. Hill opened the meeting at 7:30 P.M.

Zoning Board of Appeals Referrals

**ZBA Appl. #068-01 Wendon Realty** requesting expansion of a non-conforming light manufacturing/office/warehouse use. The applicant would like to construct a 5310 sq. ft. addition to an existing building at 17 Irving Avenue on the northeast corner of Selleck Street in the R-5 Multi-family Residence District and C-N Neighborhood Business District.

This item was Tabled.

**ZBA Appl. #079-01 Our Lady Star of the Sea** requesting Special Exception under Section 19-3 and Appendix A to construct a two (2) classroom addition to the school at 1170-1200 Shippan Avenue in the R-7½ Single-family Residence District.

Mr. Stein reviewed the application. On a motion by Mr. Garnjost, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval.

**ZBA Appl. #087-01 Joseph Smyth** requesting Variance of Appendix B, and Section 13-C to install a 32'x24' canopy with a Horizon Graphic and to install a 17'x5'9" pole sign. Also, requesting Variance of Section 11-C to add a convenience store use to the service station at 290 Hope Street in the C-N Neighborhood Business District.

Mr. Stein reviewed the application. On a motion by Mrs. Grosso, seconded by Mr. Garnjost, the Board voted unanimously to recommend approval.

**ZBA Appl. #091-01 The Learning Center at Piper's Hill** requesting a Special Exception and Variances (front setback 42' in lieu of 80', side setback 11'4" in lieu of 40', FAR 20% in lieu of 15% and coverage of 51% in lieu of 35%) to operate a Child Day Care Center at 17 Roxbury Road in the R-20 Single-family Residence District.

This item was Tabled.

Zoning Board referrals:

**Appl. 201-18 Richard W. Redniss** requesting Text Change to amend (1) Article II, Section 3 by adding a new definition 26.3 Corporate Retreat; (2) Article III, Section 4AA-1-1.3 by adding subsection Q Corporate Retreat, RA-2 District only; and (3) Appendix A, Table 1 by adding #17.1, Corporate Retreat, "B" Special Exception, in the RA-2 District.

**Appl. 201-19 International Paper Company** requesting Special Exception to allow a Corporate Retreat on Merriebrook Lane/Westover Road in the RA-2 Single-family Residence District.

Richard Redniss presented the two applications. He reviewed the changes made in response to the Board's concerns.

Elinor Goodman, of Bouton Street, expressed concern over the surrender provision in definition #26.3 (subsection i). She said the property is not eligible for a family estate and therefore this provision is questionable. She said special exception status is not necessary.

Blair Murphy and Louise Griswald, residents of Cos Cobb, said Stamford worked hard to save this property; that no one at the state or city level wanted the responsibility of the mansion and International Paper provided the solution.

Percy Langstaff of Interside Road expressed support for the application.

Mr. Redniss said the property will lose its non-conforming status if a corporate retreat does not succeed. He said it could be marketed to a family for a family estate and revert to its prior non-conforming status.

On a motion by Mrs. Loglisci, seconded by Mrs. Grosso the Board voted unanimously to recommend approval of APPL. 201-18 with the following recommendations:

- In Section d. Height, add "except as noted in (b) above."
- In Section e. Yard Requirements, change "Except as noted above" to "Except as noted in (b) above..." Delete the last sentence (which is redundant).
- In Section i. Surrender, change portion of second sentence from "...premises shall only be used for single family residential purposes..." to "...premises shall only be used for uses allowed in the RA-2 single family zoning district..."

On a motion by Mr. Garnjost, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval of APPL. 201-19.

Minutes for Approval:

#3289 April 4, 2001 – unanimously approved

#3290 April 10, 2001 – unanimously approved

#3291 April 17, 2001 – unanimously approved

New Business

The Board was reminded that the Master Plan Advisory Committee would meet at 4:30 PM, May 10, 2001 in the Senior Center.

Mr. Stein said that Murphy School children and students from the ACE program would like to make presentations to the Board on June 5 at 7 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.