

MINUTES OF PLANNING BOARD REGULAR
MEETING #3454 TUESDAY, MAY 23, 2006,
4TH FLOOR CAFETERIA, GOVERNMENT
CENTER BUILDING, 888 WASHINGTON
BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; John Garnjost; Theresa Dell, Rose Marie Grosso; Jeffrey Curtis; and Jay Tepper. Present for staff: Robert M. Stein, Jr., Land Use Bureau Chief.

Regular Meeting

The Chairman, Mr. Hill, opened the regular meeting at 7:00 P.M.

Supplemental Capital Request, Operations, Daugherty Murals, \$25,000.

Mr. Stein reviewed the request. Mr. Garnjost moved to recommend approval. Mr. Curtis seconded the motion and it passed with the regular members and Mr. Curtis voting.

Zoning Board Referrals:

ZB - Appl. 206-14 East Side Development Associates, LLC, Special Exception to construct a 112 unit residential building with ground floor retail at 838 & 860 East Main St. & 77 Lafayette Street. Mr. Redniss, Mr. Kinol and Mr. Weinstein presented the application. It was noted that the revised plans contained 108 units. The East side Task Force, Diane O'Connor, spoke in support. Mrs. Grosso moved to recommend approval. Mr. Tepper seconded the motion and it passed with the regular members and Mr. Tepper voting.

ZB - Appl. 206-21 Stamper Assoc., LLC & Grade A Market CT, Special Exception to allow a 100 square foot pole sign at 1442 West Main Street. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members voting.

Pending Subdivision:

Subdivision Application #3928 John Lombardi, 2 lots at 144 Pond Rd. Mrs. Dell moved to approve subject to conditions proposed by staff.

1. Significantly sized trees shall be preserved to the greatest extent feasible. Tree protection plan shall be subject to review and approval by the EPB staff. (Note to appear on final map).
2. Submission of a drainage facilities maintenance agreement (note to appear on final map)

3. Approval by the City Engineer as to drainage.
4. In-ground fuel tanks shall be prohibited (note to appear on final map).
5. Site development shall not begin until a soil erosion and sedimentation control plan is approved by the Environmental Protection Board and those control elements scheduled for installation are in place and functional (note to appear on final map).
6. Filing of a performance bond or other form of surety acceptable to the Legal Department to ensure full and proper completion of the drainage improvements, erosion controls and tree protection.
7. In accordance with CGS 8-26c, approval shall expire on May 26, 2011, unless all "work" as said term is defined in CGS 8-26c(b), has been completed by said date (note to appear on final map).
8. Subdivision reference number to be placed on final map.

Mrs. Grosso seconded the motion and it passed with the regular members and Mr. Curtis voting.

Zoning Board of Appeals:

ZBA – Appl. 058-06 Clemencia Uquillas Variance to allow a third story on a two-family dwelling at 89 Warren St. Attorney Jane Freeman presented the application. The Board members expressed concern that the construction had commenced without either a permit or variance. Mrs. Dell moved to recommend approval. Mr. Curtis seconded the motion and it passed by a three to two vote with the regular members and Mr. Curtis voting.

ZBA – Appl. 060-06 Luis Mendoza Variances of front yard setback and lot area to allow a conversion of a residence into a two-family dwelling at 62 Culloden Rd. Mrs. Grosso moved to recommend approval. Mr. Tepper seconded the motion and it passed with the regular members and Mr. Tepper voting.

ZBA – Appl. 062-06, 960 Hope St. Condominiums Variances of height, front yard setback & expansion of existing non-conforming use to allow the replacement of the flat roof with a pitched roof over an existing 39 unit condominium at 960 Hope St. Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members and Mr. Curtis voting.

ZBA – Appl. 063-06 Charles Schemena (Iglesia de Cristo MI-EL) Variance of parking regulations to allow 9 spaces in lieu of 20 required for use of building as

a church at 48 Crescent St. The Board determined not to take any action, due to the lack of information as to whether or not the applicant had obtained adequate off-site parking. Mr. Garnjost so moved and Mrs. Grosso seconded the motion with the regular members and Mr. Tepper voting.

Minutes of Approval:

The Board members approved the following sets of minutes:

July 19, 2005

November 22, 2005

May 2, 2006

Public Hearing – Subdivision:

The Chairman, Mr. Hill, opened the Public Hearing at 7:30 P.M. (Mr. Hill left the meeting at 8:15 and Mr. Garnjost, Vice-Chairman, took over the Chair)

Subdivision Application #3933 of Guiseppe Laria for subdivision of property into 3 parcels. Property is located on the south side of Pond Road. Known as 114 Pond Road.

The Secretary read the legal notice. Attorney Jane Freeman presented the application along with Len D’Andrea, engineer. Three neighbors spoke in opposition expressing concerns over drainage and flooding and lack of screening one easterly boundary. Mr. D’Andrea explained the drainage plans and Ms. Freeman stated that the applicant would agree to a 15’ conservation strip along the easterly boundary line. Due to the absence of the report from the Engineering Bureau, the Board agreed to continue the hearing to June 27th.

The Public Hearing was closed at 8:40 and the Board assumed the regular meeting with the Chairman presiding. (Mr. Hill having returned at 8:30).

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

Respectfully Submitted,
Rose Marie Grosso, Secretary

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