

MINUTES OF PLANNING BOARD REGULAR
MEETING #3472 TUESDAY, NOVEMBER 21, 2006,
7TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BLVD., STAMFORD,
CT

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

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

Zoning Board Referrals:

- a) **ZB 206-22 Cytec Industries** text change to amend MXD to permit large scale retail uses in combination with industrial uses.
- b) **ZB 206-45 Cytec Industries** map change to MXD-C zone for property presently zoned M-L at 1937 West Main Street.
- c) **ZB 206-46 Cytec Industries** special exception pursuant to Section 7.5 to allow construction of a Home Improvement Center along with reconfiguration of parking areas and driveways.

The Planning Board reviewed the above applications relating to the home Depot project, together. Attorney Tom Skidd and Gene Boyle of Cytec reviewed the history of Cytec. Attorney William Hennessey reviewed the three related applications. Mr. McCarthy of Home Depot and Henry Ditman, Barkan and Mess traffic engineer reviewed the site plans and traffic issues. They said that the project would meet LEED certification rating and that they proposed traffic mitigation and improvement measures. In response to a question from Mrs. Dell, they agreed to add landscaping to the retailing walls.

206-22 Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members voting.

206-45 Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed with the regular members voting.

206-46 Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed with the regular members voting.

ZB 206-40 Trinity Place special exceptions to permit the construction of a mixed use development at 873 Washington Boulevard.

Eileen Circo of Lowes and Rick Redniss presented the application. After the presentation, it was agreed to table the matter until a later date when additional information on traffic and parking would be presented.

ZB 206-42 Rich Capelli Associates text change to amend Section -7-S Mill River Greenbelt amenity bonus to allow a maximum height of 400 feet, in return for providing funds for park improvements.

ZB 206-43 Rich Capelli Associates special exceptions to permit construction of a mixed use development at 335, 421 & 369 Atlantic Street, 109 Tresser Boulevard and Federal Street.

Tom Rich and Costos Kondylis, architect, presented the applications. Given the lateness of the hour, further discussion was tabled until a later date.

There being no additional business the meeting was adjourned at 11:30 PM.

Respectfully Submitted,
Rose Marie Grosso, Secretary

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