

MINUTES OF PLANNING BOARD REGULAR
MEETING #3463 TUESDAY, SEPTEMBER 19, 2006
7TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BLVD., STAMFORD,
CT

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

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

Zoning Board Referrals:

ZB 203-33 Park Square West special exceptions in order to construct phases II, III & IV of the Park Square West development located at 0 Washington Blvd., West park Place & 0 Summer Street. Attorney Cacace along with a team of architects presented the application. Mrs. Grosso moved to recommend approval. Mr. Curtis seconded the motion and it passed with Mr. Hill, Mrs. Grosso, Mrs. Dell, Mrs. Fishman and Mr. Curtis voting.

ZB 205-21 Richard Redniss Text change to amend Appendix B, Footnote #2 to permit residential uses in the M-L District by special exception, with amendments to Appendix A to reflect such a change and deletion of a portion of Appendix B, Footnote #14. Mr. Redniss explained the proposed amendment. Mr. Tepper moved to recommend approval. Mrs. Fishman seconded the motion and it passed with Mr. Hill, Mrs. Grosso, Mrs. Dell, Mrs. Fishman and Mr. Tepper voting.

ZB 206-26 Joseph Capalbo II, text change to establish new use, "Natural Resource Recycling Facility," permitted by special exception in the M-G District. This item was tabled at the request of the applicant.

ZB 206-27 Joseph Truglia Special Exception, Section 7.3 Historic Bonus to permit additional density and coverage at 185 Henry Street. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with Mr. Hill, Mrs. Grosso, Mrs. Dell, Mrs. Fishman and Mr. Curtis voting.

Zoning Board of Appeals Referrals:

ZBA 106-06 Olga Rigo variances of minimum lot size and frontage to subdivide property into two lots at 37 George Street. Mr. Tepper moved to recommend approval for the reason that the proposed lots were consistent in size with other lots on the street and across from a multi-family zone. Mrs. Grosso seconded

the motion and it passed with Mr. Hill, Mrs. Grosso, Mrs. Dell, Mrs. Fishman and Mr. Tepper voting.

ZBA 119-06 Pacific Manor LLC variances of lot area to subdivide property into 3 lots at 816-820 Pacific Street and Manor Street. Mrs. Dell moved to recommend approval given the non-conforming size of the lots. Mrs. Grosso seconded the motion and it passed with Mr. Hill, Mrs. Grosso, Mrs. Dell, Mrs. Fishman and Mr. Curtis voting.

Correspondence:

Subdivision #3928 144 Pond Road, Extension of Time Request Mr. Stein presented a report from the zoning officer highlighting the violations. Mr. Corbo and Mr. Somma tried to explain the situation representing the developer/owner. Mr. Skovgard, an affected neighbor, reviewed the drainage and development concerns. The Board agreed to table discussion pending further review by the zoning officer and Legal Department.

Subdivision #3933, 114 Pond Road, Extension of Time Request Mrs. Dell moved to approve. Mr. Curtis seconded the motion and it passed with Mr. Hill, Mrs. Grosso, Mrs. Dell, Mrs. Fishman and Mr. Curtis voting.

There being no additional business the meeting was adjourned at 9:10 P.M

Respectfully Submitted
Rose Marie Grosso, Secretary

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