

MINUTES OF PLANNING BOARD REGULAR
MEETING #3415 TUESDAY, FEBRUARY 22, 2005
7TH FLOOR CONFERENCE ROOM,
888 WASHINGTON BOULEVARD, STAMFORD, CT

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

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

Correspondence:

Old Town Hall: Status report of the Task Force regarding the redevelopment of Old Town Hall. Mike Freimuth and Maria Nakian presented a report. The National Development Corporation has been chosen to manage the Old Town hall project and to arrange for tax credits. They will work as the city's developer and the cost is estimated at \$14.5 million.

Subdivisions:

Subdivision #3880 Ken Gerik 2 lots on the north side of Gerik Rd. (#62).

After discussion, Mrs. Dell moved to approve subject to conditions. Mrs. Grosso seconded the motion and it passed with those members present voting.

Subdivision #3883 Alistair Johnstone 2 lots on the south side of Ocean

Drive West (#375). After discussion, Mrs. Fishman moved to approve subject to conditions. Mrs. Grosso seconded the motion and it passed with those members present voting.

Subdivision #3888 Roger Quick 2 lots on the south side of Saddle Hill Road (Lot #43). The Board deferred action on this item.

Zoning Board of Appeals Referrals:

ZBA #0111-05 Rodney Pratt requesting variances of setbacks, coverage & area in order to convert a dwelling into a 2-family house at 16 Sylvandale Ave. After discussion, Mrs. Grosso moved to recommend denial due to the intensity of the proposed project. Mrs. Dell seconded the motion and it passed with those members present voting.

ZBA #013-05 Stillwater Realty, Inc. requesting variances of parking requirements in order to expand an existing video store at 118 Stillwater Ave. After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those members present voting.

ZBA #014-05 Kevin & Madalyne Keegan requesting variances of setbacks and coverage in order to an addition to a dwelling at 44 Pershing Avenue. After discussion, Mrs. Fishman moved to recommend denial due to the unsafe parking and need for a rear variance for the deck. Mrs. Dell seconded the motion and it passed with those members present voting

Approval of Capital Budget & Plan, FY 2005/06-2012 The Board members commented on the budget hearing and stated that they supported the rapid deployment of the radio system and would favor a supplemental request for additional funds when the project was ready to move forward. Mrs. Dell moved to approve the capital budget as submitted. Mrs. Fishman seconded the motion and it passed with those members present voting.

There being no additional business, the meeting was adjourned at 8:45 PM.

Respectfully Submitted
Rose Marie Grosso, Secretary

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