

MINUTES OF PLANNING BOARD REGULAR
MEETING #3360 TUESDAY, APRIL 8, 2003, 7TH FLOOR
CONFERENCE ROOM, GOVERNMENT CENTER,
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Theresa Dell; Rose Marie Grosso; Helane Rheingold. Present for staff: Robin Stein, Land Use Bureau Chief.

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

Zoning Board Referral:

ZB - Appl. #203-04 Richard W. Redniss requesting a text change of Article III, Section 9-A-2, R-D to provide a below market rate housing requirement. Mrs. Dell asked how the locations of off-site houses would be determined. Mr. Hill stated that each case would be reviewed on its merits and that a variety of factors would have to be considered. Mrs. Dell moved to recommend approval with the added condition that the Planning Board have an opportunity to make recommendations on the affordability plans. Mrs. Grosso seconded the motion and it passed unanimously.

Zoning Board of Appeals Referrals:

ZBA Appl. #053-03 Long Ridge Associates requesting a front yard setback variance and a variance to expand a non-conforming use in order to expand an existing restaurant at 295-299 Long Ridge Rd. After discussion, Mrs. Grosso moved to recommend approval. She noted that the proposed addition was small in size and that the restaurant fronted on a state highway. Mrs. Dell seconded the motion and it passed by a vote of three to one with Mrs. Rheingold voting in opposition. The Board members noted the need to create a physical barrier between the outside seating and parking area for safety reasons.

ZBA Appl. #055-03 Waterside Power LLC requesting a modification of a special exception to allow a Peaking Electric Generation Facility at 17 Amelia Place. Attorney Bill Hennessey explained the request for the modification of two conditions. After discussion, Mrs. Rheingold moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously.

Pending Subdivision:

Subdivision Appl. #3838 Heritage Homes of Connecticut for the subdivision of property into three parcels on the southeast corner of Rock Spring Rd. and Treat Ave. Mr. Stein presented revised plans showing reduced parking. Board members repeated their prior concerns regarding the parking in the front and the

over intensive utilization of site given the topography and wetlands. Mrs. Dell moved to deny the application without prejudice. Mrs. Grosso seconded the motion and it passed unanimously.

Public Hearing Requests, Subdivisions (various)

Mr. Stein explained that the Board had recently received several requests to hold public hearings for two lot subdivisions. It was agreed to continue the policy of holding public hearings in cases where neighbors had made requests.

There being no further business the meeting was adjourned at 9:00 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.