

MINUTES OF PLANNING BOARD - REGULAR MEETING, #3324  
TUESDAY, APRIL 23, 2002 - 7:30 PM  
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Marggie Laurie; Claire Fishman; John Garnjost; Rose Grosso; and Teri Dell. Present for staff: Robin Stein, Land Use Bureau Chief.

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

**ZBA Appl. #031-02 Carol and Michael Fedele** requesting frontage Variance, 51.48' and 11' in lieu of 75', so as to subdivide property at 236 High Ridge Road in the R-10 Single family Residence District.

Attorney John Leydon presented the request for this variance saying if it is successful it would lead to a subdivision application containing one additional lot. He said there would be no adverse traffic impact; that it is consistent with corner development and accessway lots to the north and west; and that it is near an R-7.5 zone to the south and west. He mentioned examples of other accessway lot approvals on Joffre Avenue and High Ridge Road, each with four lots in total.

In response to a question from Mr. Hill, Mr. Leydon said both lots are over 10,000 square feet. Mrs. Dell asked if the neighbors to the south object. Mr. Leydon said there has been no final response from them, but the property could be developed even without the neighbor's concurrence. Mrs. Laurie said High Ridge Road must be considered, that this proposal does not add to intensity or increase curb cuts on High Ridge Road. She said it is not necessarily a bad thing to add single family houses on High Ridge Road, that it would be consistent with Master Plan concerns. Mrs. Fishman said while the proposal would not lead to over development she is concerned about frontage. Mr. Garnjost asked about the status of the plan and whether it is in final form. Ken Frattaroli replied that the accessway and driveway width have been finalized. Mr. Leydon said he is unaware of any opposition to the application. Mr. Fedele stated he has met with the neighbors.

The Board agreed to defer action on the application to the next meeting.

**ZBA Appl. 068-02 Wendon Realty** requesting Variances (front setback 12.9' in lieu of 20.0' and building coverage 86.1% in lieu of 30% ) and approval of a parking plan for the expansion of a non-conforming use at 17 Irving Avenue in the R-5 Multi-family Residence District. Variances of front setback (13.3' in lieu of 15'); rear setback (10.0' in lieu of 20.0'); building coverage (68.5' in lieu of 30%); FAR (.685 in lieu of .3) and height (27' in lieu of 25') are also requested to construct an addition at 17 Irving Avenue in the C-N Neighborhood Business District.

Attorney John Leydon presented the application. He said the ZBA had denied the application suggesting that they come back with fewer variances and eliminate some shared parking. He said this new application requires no shared parking and adds parking spaces in place of the existing house and garage which will be demolished.

On a motion by Mrs. Grosso, seconded by Mr. Garnjost, the Board voted unanimously to recommend approval. (DH, JG, RG, CF, TD) Mrs. Laurie did not vote.

**ZBA Appl. 070-02 Grace Christian School** requesting the continuation of its approved Special Exception use as a school through 2003-04 school year at 602 High Ridge Road in the R-10 Single family Residence District.

On a motion by Mrs. Laurie, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval. (DH, JG, RG, ML, TD) Mrs. Fishman did not vote.

**APPL. 202-01 Don Knight and Steve Grabowski** requesting Special Exception under Section 7.3 for historic density bonus and rear yard reduction at 54 Myrtle Avenue in the R-5 Multi-family Residence District.

Steve Grabowski and Don Knight presented and explained that this is the seventh project using the historic bonus. That the bonus has provided more than 100 units. They said the proposal will bring the house back to its historic standards. They explained that the units will be sold as entry level condominiums and that each new unit will have a two car garage. They said that they would like to relocate their offices into a new second story over the garage.

On a motion by Mrs. Grosso, seconded by Mrs. Dell, the Board voted to recommend approval. (DH, JG, RG, ML, TD) Mrs. Fishman did not vote.

Master Plan 2000

The Board reviewed the April 9, 2002 Neighborhood Plans draft. The Board suggested that the following comments regarding Cove/East Side/Shippan be sent to the consultants:

Overall Introduction:

3<sup>rd</sup> paragraph starting “Stamford is largely built out.” Change to: “Although Stamford is largely built out, it is subject to ...”

General Comment: Maybe Planning Board should adopt the Neighborhood Plans now rather than later. ?? As we discussed by phone.

2A.3 given parking problems, Board would like to add recommendation to increase minimum parking requirements for multi-family developments (We are probably talking about the R-5 zone)

2B.1 although the Board supports the PDD concept there is concern about ability (staffing and /or funding for consultants) to implement them, as there seem to be so many proposed. Items 1-3 seem to be generic but as 2B.1 reads, they could apply to all the streets mentioned and thus cause a “riot” if people in Shippan and Weed Avenues think we are recommending multi-family housing, commercial and industrial buildings. Need to fix.

2B.4 “Past successes include public access to a small beach off of Fairview Avenue.”

2C.1 Remove sentence with reference to Terry Connors Skating Rink. Also remove reference in South End neighborhood Plan 3C3.

2C.2 Last sentence, delete “or elsewhere in the enlarged park.”

2C.4 Concern over what zoning tools. Perhaps we should add Coastal Area Management tools with reference to the beach clubs and delete reference to the parochial school.

2C.6 “streamline connection between Elm and Magee.” May need graphic as not clear how this could work.

2C.15 Change “...City should consider action to remove illegal structures...” to City should enforce regulations relating to illegal structures...”

2D.2 take out reference to East Main/Cove View Drive.

Minutes for approval

#3322 April 9, 2002 unanimously approved as corrected. (DH, JG, ML, TD)

The meeting was adjourned at 11:00 PM.

Respectfully submitted

Marggie Laurie, Secretary

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