

MINUTES OF PLANNING BOARD - REGULAR MEETING, #3329
TUESDAY, MAY 28, 2002, 7:30 PM
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Election of Officers

Mr. Garnjost made a motion to elect Duane Hill as Chairman. Mrs. Grosso seconded the motion and it was unanimously approved. Mrs. Fishman did not vote.

Mrs. Laurie made a motion to elect John Garnjost Vice Chairman. Mrs. Grosso seconded the motion and it was unanimously approved. Mrs. Fishman did not vote.

Mrs. Grosso made a motion to elect Marggie Laurie Secretary. Mr. Garnjost seconded the motion and it was unanimously approved. Mrs. Fishman did not vote.

ZBA Appl. #091- 02 Riverbank Motors Corp. requesting Variances - (1) Section 10A: to construct a 410 sq. ft. addition to an existing showroom (2) Section 13 F1: for signage, 319 sq. ft. in lieu of 119 sq. ft.; (3) Section 13 D (g) to allow sign to exceed the height of the roof line; and (4) Table 4, Appendix B: front setback, 14'4" in lieu of 15' - at a non-conforming car dealership at 42/52 West Broad Street in the C-N Neighborhood Business District.

Mr. Stein reviewed the application and read a letter sent by the Urban Redevelopment Commission. The Board expressed concern about the size of the sign. It agreed that it does not want to encourage the expansion of a non-conforming use and that this use does not conform to the Mill River Plan.

On a motion by Mrs. Grosso, seconded by Mrs. Dell, the Board voted unanimously to recommend denial.

Master Plan 2000

Mr. Stein presented the latest Master Plan map explaining that the open space overlay was extended to include large properties receiving tax abatement under Act 490. The Board agreed to this change.

On a motion by Mr. Garnjost, seconded by Mrs. Grosso, the Board voted unanimously to submit the June 2002 Draft Policy Plan, the June 2002 Draft Neighborhood Plans and the Master Plan Map to public hearing at 7 P.M. on July 8, 2000 with the hearing to be continued, if necessary, on July 16.

Mr. Stein distributed a draft of the notice to property owners which will go in the tax bills. The Board recommended several corrections and authorized staff to submit the form to the tax office.

New Business

Mr. Stein announced that agenda for the next meeting will include a presentation on Admirals Wharf and resubmission of the King/Low Heywood ZBA application.

The meeting was adjourned at 8:30 P.M.

Respectfully submitted,
Marggie Laurie, Secretary
Stamford Planning Board