

MINUTES OF PLANNING BOARD - SPECIAL MEETING #3340
SEPTEMBER 25, 2002
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

The Chairman, Mr. Hill, opened the meeting at 6:30 pm.

Zoning Board Referral:

Zoning Board Referral Appl. 202-11Donsis LLC requesting zoning text amendment of Article V Section 19-3.2d Swim &/or Tennis Club. Had been withdrawn by the applicant.

Zoning Board of Appeals Referrals:

ZBA Appl. #146-02 Thomas Piersa requesting variances of setbacks to construct an addition and allow a non-conforming shed to remain at 37 Sunset St. in the R-7.5 Zone. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously. Voting: DH, ML, CF, RG, TD.

ZBA Appl. #147-02 Ganimedes Barrera requesting variances of front & side yard setbacks to construct a second story addition at 26 Anderson St. in the R-6 Zone. After discussion, Mrs. Laurie moved to recommend approval. Mrs. Fishman seconded the motion and it passed unanimously. Voting: DH, ML, CF, RG, TD.

ZBA Appl. #150-02 Michael & Adrienne Alexander requesting variances of front & side yard setbacks, and coverage to construct an addition at 19 Boxwood Dr. in the R-10 Zone. After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously. Voting: DH, ML, CF, RG, TD.

ZBA Appl. #151-02 Bridgeport Roman Catholic Diocesan Corp. requesting variances of FAR requirements, front & side yard setbacks and a special exception to add an addition to St. Gabriel School at 928-948 Newfield Ave. in the R-20/RA-1 Zones. After discussion, Mrs. Fishman moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously. Voting: DH, ML, CF, RG, TD.

ZBA Appl. #152-02 Gregory & Demetria Walters for variances of front yard setback & coverage to construct an addition at 347 Oaklawn Ave. in the R-7.5 Zone. . After discussion, Mrs. Fishman moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously. Voting: DH, ML, CF, RG, TD.

Mr. Garnjost arrived.

The Board then continued their review of **MP-377-Master Plan “2000”**. The first item discussed was the Bike network Map in the Policy Plan. Although there was general support for the overall concept, it was agreed that there had not been sufficient public discussion of the bike network. The Board agreed that this map should be deleted from the Policy Report. There was discussion as whether or not to include Bike routes in the various neighborhood reports. It was decided to include them, since it was noted that these maps are “recommended.” It was agreed, however, that both Weed Avenue and Ocean Drive East 7 West bike routes would be deleted.

Regarding the Road network map on page 51 of the Policy Plan, it was agreed to place all of Route 106 in the Major Arterial classification. It was also agree to change I95 to I-95 in the caption.

The Board then reviewed map changes. It was agreed to change the Adams/Hanrahan block from category #4 to Category #3. It was also agreed to change the area of former Southfield Village from Category #3 to #4. The Board also ratified an earlier decision to change properties on Selleck Street (164-172 & 184) to Category #15.

The Board reviewed the language relating to a proposed sidewalk on Weed Ave in view of concerns expressed at the public meetings. Staff was asked to revise the language for Section 1B8 of the Neighborhood Plans.

Regarding the Collar, the Board reviewed revised text for the Category #9 definition. It was agreed to incorporate the revision within the definition with the modification of “no additional retail.”

The Board discussed, at length, the revised sections on accessory apartments. A motion to accept new language was made and then tabled. It was agree to continue the discussion at the next meeting.

The next meeting was scheduled for October 2, 2002.

There being no further business the meeting was adjourned at 10:30 PM.

Respectfully submitted,
Duane Hill, Chairman, Stamford Planning

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