

MINUTES OF PLANNING BOARD - REGULAR MEETING#3342  
OCTOBER 8, 2002  
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Rose Marie Grosso; Theresa Dell; and Claire Fishman. 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. #202-12 Continuing Care Retirement Community of Greater Stamford Inc.** requesting a modification of an existing special exception to make minor modifications to the existing building, parking and landscaping for property located at 122 Palmers Hill Road (Edgehill). Mr. Hennessey and Mr. Redniss presented the application, which will provide additional parking for both Edgehill and the Child Care Center. It was noted that approvals have already been obtained from the Zoning Board of Appeals and the Environmental Protection Board. After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously.

Zoning Board of Appeals Referrals:

**ZBA Appl. #153-02 Alliance Energy Corp.** requesting a special exception and variances to expand an existing non-conforming use to allow a carry out restaurant, reduction in parking spaces, placement of signs, location and height of canopy an accessory building at 636 Washington; Blvd. Mr. Stein reviewed the proposal and mentioned specific concerns relating to the impact of traffic resulting from a proposed drive in/carry out restaurant and the reduction in parking spaces. After discussion, Mrs. Dell moved to recommend denial. Mrs. Grosso seconded the motion and it passed unanimously. Mr. Hill suggested that mention be made of the Board's willingness to consider a more modest application with a convenience store and not reduction in parking and it was agreed to include this in the referral letter.

**ZBA App. #155-02 16 Liberty St., LLC** requesting a variance to expand a non-conforming use to allow an existing building to be used as a contractors Material & equipment storage facility at 16 Liberty St. Mr. Hennessey presented the application. After discussion, Mrs. Fishman moved to recommend approval with the condition that the streetscape and front of the building be upgraded. Mrs. Grosso seconded the motion and it passed unanimously.

**ZBA Appl. #157-02 of Seven 07 Summer, LLC.** requesting a variance to allow a ground sign within 2'6" of the property line for property located at 695/705 Summer St. Mr. Hennessey reviewed the application. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Fishman seconded the motion and it passed unanimously.

**ZBA Appl. #158-02 of Douglas Cooke** requesting variances of front yard setback, lot size, & frontage to permit the creation of 2 non-conforming lots at 58 Elizabeth Ave. Mr. Hennessey reviewed the application. Mrs. Dell suggested that the existing garage be removed and the division line between the two proposed lots be straightened and the garage on the proposed house be moved easterly so as to provide more space for a car to maneuver in the proposed driveway. After discussion, Mrs. Grosso moved to recommend approval with the above stated conditions. Mrs. Dell seconded the motion and it passed unanimously.

There being no further business, the meeting was adjourned at 8:50PM.

Respectfully submitted,  
Duane Hill, chairman, Stamford Planning Board

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