

MINUTES OF PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING #3344
OCTOBER 23, 2002
2nd FLOOR SENIOR CENTER AUDITORIUM
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

The Chairman, Mr. Hill, opened the meeting at 6:45 PM.

MP-377 “Master Plan 2002.”

Mr. Hill reviewed the Master Planning process and thanked the citizens of Stamford for their participation, the staff and the consultant team for their outstanding efforts. Mr. Stein then read the staff report, dated July 1, 2002. Mr. Hill also noted that the Board had made a number of both map and text changes based on testimony received at the public hearing of July 8th. Mr. Garnjost made the following motion regarding MP-377:

APPROVED AS MODIFIED a “MASTER PLAN 2002” upon application of the PLANNING BOARD, given public hearing on Monday, July 8, 2002. The “Master Plan 2002” affecting all that area within the corporate limits of the City of Stamford supersedes all previous Master Plans and Master Plan Amendments. The “Master Plan 2002” includes a General Land Use Plan Map, Citywide Policies Report and Neighborhood Plans. Said Master Plan has as its basis the following reports: Affordable Housing, Community Input, Economic Development, Traffic and Transit, and Urban Design. The “MASTER PLAN 2002” has been adopted as the general land use plan for the physical development of the community for the reason that the Board believes said plan will promote with the greatest efficiency and economy the coordinated development of the municipality and the general welfare, health and safety of its people.

Mr. Garnjost stated that the Master Plan had undergone review in accordance with the provisions of the Coastal Management Act. Mrs. Grosso seconded the motion and it passed unanimously. Voting were Mr. Hill, Mr. Garnjost, Mrs. Laurie, Mrs. Grosso and Mrs. Dell.

Old Business:

Mr. Garnjost stated that the Planning Board members’ attendance at the preliminary meeting on the Capital Budget held by Director of Administration, Tom Hamilton, had proved to be most useful.

Public Hearing Subdivision:

At 7:30 PM, the Chairman, opened the Public hearing

Subdivision #3818 Steven Biggica, 3 lots on the west side of High Ridge Road (#534).

Mr. Redniss presented the application. He compared this proposal with a previous one submitted to the Zoning Board of Appeals in which the applicant had requested a three-lot subdivision in addition to keeping a non-conforming three family house on one of the lots. Mr. Redniss stated that the current proposal would reconfigure the existing house to one-family and eliminate the non-conforming situation. He submitted letters of support from the neighbors including a request to limit access to Mercedes Lane to two of the parcels with the existing driveway onto High Ridge Road being utilized for the remaining lot. He also stated that the applicant had no objection to the Board's imposing an additional four conditions relating to the design of the house, setback of the house, timing of the conversion of the house to a one-family status and the planning of evergreen screening.

Mr. Dugan, 20 Mercedes Lane, expressed concern over the timing of the conversion and spoke against any delay.

Mr. And Mrs. Biggica spoke about the history of the house and their involvement.

There being no further testimony; the Public Hearing was closed at 8:20 PM.

Zoning Board Referrals:

Action on **The following Zoning Board Referrals were deferred** after presentations by Vin Tufo, of the Housing Authority and Rick Redniss representing Mutual Housing.

- a) **Appl. 202-15 Stamford Housing Authority & Richard Redniss**
To amend Article III, Section 9-1 Mill River District, Subsections 1 and 3G, and Article IV, Section 12-B.
- b) **Appl. 202-16 Mutual Housing Association of Southwestern Connecticut & Richard Redniss** to amend Article III, Section 7.3.
- c) **Appl. 202-17 16 Mutual Housing Association of Southwestern Connecticut** requesting a Special Exception under Section 7.3 for properties located at 20-28 Fairfield Ave. in the R-MF District.

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

Respectfully submitted,
Duane Hill, Chairman, Stamford Planning Board

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