

MINUTES OF PLANNING BOARD  
PUBLIC HEARING & REGULAR MEETING #3297 - JUNE 26, 2001  
4th FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were Marggie Laurie, Acting Chairman; John Garnjost; Rose Grosso; Donna Loglisci; Claire Fishman; and Helane Rheingold. Present for staff: Robin Stein, Land Use Bureau Chief.

**PUBLIC HEARING**

Mrs. Laurie opened the hearing at 7:30 P.M.

**Subdivision Appl. #3788 of Douglas Alderman (ADA, LLC)** for subdivision of property into 6 lots on the east side of Newfield Avenue in the R-20 Single Family Residence District.

Attorney Gerald Fox presented the application. He said four lots will be accessed from Edward Place and two lots from Newfield Avenue. He requested a waiver to maintain the existing cul de sac and reduce the pavement width of the roadway. He said that EPB has recommended approval with conditions.

Dom Schefiliti explained the layout. He said the Engineering Bureau has approved this layout, that minimal grading will be required and there will be no intrusion into the wetlands.

Mr. Garnjost asked about the impact of the roadway on properties to the north. Mr. Schefiliti responded that this is necessary to keep the road away from the wetlands. He said the proposed drive along the southerly boundary is only ten feet in width.

Richard Kent reviewed the environmental issues. He stated that additional plantings will be added and agreed to a restriction on the size of houses on lots 5 and 6.

Mr. Alderman responded to questions from Mrs. Loglisci regarding design of the homes.

Mr. Fox requested an additional waiver of the 15 foot minimum width for the common driveway to lots 5 and 6.

No one from the public spoke to the application and the hearing was closed.

**REGULAR MEETING**

Hope Street Traffic Project

Mr. Stein reviewed the history of this project.

Mani Poola, Traffic Engineer, reviewed public meetings relating to the post office. He also explained traffic volumes and the need for turning lanes. He said signal timing cannot alleviate the problems which are made more difficult by the school. He said the paramount issue is safety; that the shopping center driveway needs to be better aligned. He said he is cognizant of parking needs and potential takings but that funding is not available to expand the project to the rest of Hope Street. In response to a question from Mrs. Grosso, Mr. Poola replied that the study area is from Minivale to Greenway.

Mr. Garnjost recommended using SWRPA to initiate discussions with Darien.

Mr. Poola said he feels that restriping spaces in the shopping center could result in additional spaces and this would allow for widening.

It was the sense of the Board that it had an initial review of the project in the Capital Budget and that the design process should go forward coupled with the public process.

On a motion by Mr. Garnjost, seconded by Mrs. Loglisci, the Board voted unanimously to recommend that the engineering project be pursued, including signalization and minimum takings to meet traffic safety.

Zoning Board of Appeals referrals:

**ZBA Appl. #113-01 Grace Christian School** requesting modification of condition #3 of ZBA Appl. #106-99 to permit continuation of grades 4-8 for the next three years. The school is located at 602 High Ridge Road in the R-10 Single Family Residence District.

On a motion by Mrs. Rheingold, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval.

**ZBA Appl. #115-01 Barbara Thompson** requesting Variance to mount fabricated stainless steel non-illuminated letters on the Medical Arts Building at 144 Morgan Street in the R-H Multi-Family High Density Designed District.

On a motion by Mrs. Loglisci, seconded by Mr. Garnjost, the Board voted unanimously to recommend approval, noting that given the setback this is a legitimate request.

**ZBA Appl. #117-01 Paper Clip Realty, LLC** requesting Variance of Table III, Appendix B to construct seven residential units, in lieu of six as permitted, on a 25,300 sq. ft. parcel on the east side of Hope Street (Parcel A) in the RM-1 Multi-Family Residence Designed District.

On a motion by Mrs. Rheingold, seconded by Mrs. Loglisci, the Board voted unanimously to recommend approval.

**ZBA Appl. #121-01 Bill Fishman d/b/a Rapid Press** requesting Variance to replace existing sign with internally illuminated two sided sign 3'x 10' at 555 Summer Street in the C-L Limited Business District.

This matter was deferred in order to review traffic sightline impacts.

**ZBA Appl. #122-01 Rich-Taubman Associates and City of Stamford – URC** requesting Variance of Section 13 to permit – (A) two illuminated flashing pole signs (11.75'x 7.12'); (B) two signs, 17 sq. ft. and 20 sq. ft., in lieu of 12 sq. ft.; (C) two signs projecting 92.04" in lieu of 24" from the face of the building and projecting over the sidewalk at the Mall, Town Center Drive and 100 Greyrock Place in the CC-N Central City North Zoning District.

The application was deferred pending distribution of more information.

**ZBA Appl. #123-01 Waterside School, Inc.** requesting Special Exception to operate a “School, Non-Public” (Definition #91) at St. Clements Church, 535 Fairfield Avenue in the R-6 Residential One and Two Family Residence District.

The application was deferred.

Minutes for Approval

#3295 – June 5, 2001 approved as corrected.

#3296 – June 12, 2001 approved as corrected.

Letter from Attorney Joseph Richichi regarding Parcel “A” Hope St/Viaduct Rd.

On a motion by Mrs. Fishman, seconded by Mr. Garnjost, the Board voted unanimously to modify the condition and remove the restriction on the accessway.

New Business

Mr. Stein announced that Board members will meet at Scofieldtown School on Tuesday, July 9 at 8:30 AM for a tour.

The meeting was adjourned at 9:30 P.M.

Respectfully submitted,

Marggie Laurie, Secretary  
Stamford Planning Board

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