

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3489
TUESDAY, May 1st, 2007
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Jeffrey Curtis, Theresa Dell, Rose Marie Grosso, Duane Hill, and Jay Tepper. Staff members present were: Robin Stein and Todd Dumais.

The Chairman, Mr. Duane Hill, opened the meeting at 7:30 PM.

Regular Meeting:

Zoning Board of Appeals Referrals:

ZBA 036-07 Bach Hoa Vo & Duc Hong Nguyen variances of building height & stories in order to construct a five unit condominium at 302/312 Shippan Avenue. (This application was postponed until a future date.)

ZBA 038-07 Byron Palma et al variances of setbacks and parking to convert a dwelling into a 3-family dwelling at 28 Leslie Street. Mr. Dumais described the application to the Board. Mrs. Dell moved to recommend denial of the application. Mrs. Grosso seconded the motion and it carried unanimously.

ZBA 039-07 Bella Zavina and Ely Zavin variances of setbacks and coverage to construct an addition to a dwelling at 48 Merriman Rd. Mr. Dumais described the application to the Board. Mrs. Grosso moved to recommend approval of the application. Mrs. Dell seconded the motion and it passed unanimously.

ZBA 042-07 Mark Senerchia variances of setbacks to permit a two lot subdivision at 24 Rutz Street. Mr. Dumais described the application to the Board. Mr. Dumais described the application to the Board. Ken Frattaroli, land surveyor for the applicant, further described the applicant's intent to subdivide the property into two lots if granted the variance. Mr. Tepper moved to recommend approval of the application. Mrs. Grosso seconded the motion and it passed unanimously.

Subdivision

Subdivision Application #3954 of Philip French for the subdivision of property into 3 parcels. Property is located at the northeast corner of Newfield Avenue and North Meadows Lane. (1839 Newfield Avenue). Mr. Stein described the application which was first heard on 4/24/07. The Chairman, Mr. Hill, distributed a list of potential conditions of approval to the Board. Mr. Stein then read through the list. The Board highlighted the importance of for significant trees to be preserved to the greatest extent allowable with specific approval of the EPB staff. This condition addressed the comments of Mr. Romenello, a concerned neighbor who spoke at the public hearing.

Mrs. Grosso moved to recommend approval of the application. Mr. Tepper seconded the motion and it passed unanimously.

Zoning Board Referrals

ZB 207-16 Springdale Center Assoc. map amendment to rezone property from R-7.5 to C-N at 1094 Hope Street. Mr. Stein described the detail of the application.

Mrs. Dell moved to recommend approval of the application. Mr. Tepper seconded the motion and it passed unanimously.

ZB 207-21 Richard Redniss text amendment modifying height standards in the C-D Designed Commercial District, Article III, Section 4 (b). Mr. Stein described the history of the application. Mr. Richard Redniss spoke for the applicant and described the application as a minor modification to the approved plans and a new text amendment to address a potential issue relating to building coverage. Mr. Redniss passed out a copy of the "*Text Change Application, May 1, 2007, Attachment A*" to the Board. Mr. Stein added that he had no problem with the proposed amendment in order to address the parking garage.

Mrs. Dell moved to recommend approval of the application. Mr. Curtis seconded the motion and it passed unanimously.

Minutes for Approval

The Board voted on the approvals of the meeting minutes listed below. Mr. Curtis moved to recommend approval of the minutes. Mr. Tepper seconded the motion and it passed unanimously.

March 20, 2007 April 4, 2007 April 10, 2007

New Business

The Board decided that the next meeting will be on May 22nd with a possible meeting on May 23rd for a vote.

There being no further business or comments, the Chairman closed the meeting at 8:20 PM.

Respectfully Submitted,
Rose Marie Grosso, Secretary

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.