

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES # 3524
TUESDAY, JUNE 17th, 2008
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Duane Hill, Rose Marie Grosso, Theresa Dell, Clair Fishman, Jay Tepper & Michael Raduazzo, Robin Stein for staff.

Regular Meeting:

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

Supplemental Capital Request, Athletic Field Renovation, Boyle Stadium

\$925,000 Lou Casolo, City of Engineer explained the request. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members and Mr. Raduazzo voting.

Capital Project Closeout Recommendations Lou Casolo went over the close out items.

Subdivision:

Appl. #3972 Michael A. Innaurato, for a subdivision of property into three parcels located on the north side of Ingleside Drive, (258 Ingleside Drive).

Mr. Stein reviewed the application, the testimony at the public hearing, additional correspondence received and the reports from the EPB, Health Department and Engineering Bureau. He stated that staff recommended increasing the conservation area to include all of the wetlands and the provision of a landscaped buffer along the southerly border with the Egan property. After discussion, Mr. Tepper moved to approve subject to conditions. Mrs. Dell seconded the motion and it passed with the regular members and Mr. Tepper voting.

Zoning Board Referrals:

Appl. 208-08 Walter Piantino, special exception requesting bonus zoning to restore a two-family house & construct five additional units at 26 Orchard St.

Mr. Raduazzo moved to recommend approval with the caveat that the Zoning Board reviews the proposed intensity of development. Mrs. Dell seconded the motion and it passed with the regular members and Mr. Raduazzo voting.

Appl. 208-23, 969 Associates, LLC, special exception for Large Scale Development & Non-conforming Uses in order to construct a 38,500 sq. ft. retail building at 969 High Ridge Rd. Mr. Hennessey explained this and the next related item to the Board. It was noted that the proposed retail building would be substantially smaller than the existing office building. Mrs. Fishman moved to recommend approval. Mr. Tepper seconded the motion and it passed with the regular members and Mr. Tepper voting.

Appl. 208-22, 969 Associates, LLC, zone map change from R-10 to C-N for property at 969 High Ridge Rd. Mrs. Grosso moved to recommend approval. Mr. Raduazzo seconded the motion and it passed with the regular members and Mr. Raduazzo voting.

Appl. 208-09, New Hope Realty Inc., zone map change from M-L & R-6 to R-H for property at 914 East Main St. Mr. Cacace explained this and the next related item to

the Board. He stated that it conformed to both the master Plan East Main Street Corridor Plan. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members and Mr. Tepper voting.

Appl. 208-10, New Hope Realty Inc., special exception for bonus density, large scale development, ground floor retail use & BMR compliance in order to construct a mixed-use building at 914 East Main St. Mr. Raduazzo moved to recommend approval. Mrs. Fishman seconded the motion and it passed with the regular members and Mr. Raduazzo voting

Request for extension of time to record subdivision final map

Subdivision #3968, 37 George St. Mrs. Dell moved to approve the request. Mrs. Grosso seconded the motion and it passed with Mr. Tepper voting.

Subdivision #3973, Theresa Court. Mr. Raduazzo moved to approve the request. Mrs. Fishman seconded the motion and it passed with the regular members and Mr. Raduazzo voting.

Petition for public hearing, Subdivision #3975, 824-830 Hope St. The Board agreed to hold a hearing in view of the neighbor's concerns.

Old Business:

Request to modify conditions of approved Subdivision #3963, 300 Stillwater Ave. Mr. Hennessey explained the request. Mrs. Fishman moved to approve. Mrs. Grosso seconded the motion and it passed with the regular members and Mr. Tepper voting.

The meeting was adjourned at 9:45 PM

Respectfully Submitted,
Duane Hill, Chairman

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.