

ZONING BOARD OF APPEALS
PUBLIC HEARING & DRAFT BOARD MEETING MINUTES
WEDNESDAY, 7 PM, JUNE 27, 2007
(Public Hearing & Meeting) Cafeteria - 4th Floor
Stamford Government Center Building
888 Washington Boulevard
Stamford, CT

Application –#033-07
(Continued from April 11, 2007)
Address-20 Spruce St.
Owner –Spruce Street Homes, LLC
Agent – Sylvan Pomerantz
James Evans – Architect
Larry Clitch
Attorney for neighborhood Church - Marilyn Lawford, Hamden, CT
Letters –See April 11, 2007

Friedlander, White, Sedlak, Weinberger, Hoch
Yes -5 No -0
Approved — See Certificate of Decision
(With Conditions)

Application –#049-07
Address-5 Westwood Court
Owner –Scott Curcio
Agent - none
Letters -Engineering
Ex. A. Certificate of Mail
Opposition – Bill Ferraro – Westwood Road

Friedlander, White, Sedlak, Matarasso, Hoch
Yes -0 No -5
DENIED – Insufficient Hardship

Application –#036-07
Address-302&312 Shippan Avenue
Owner –Bach Hoa Vo & Duc Hong Nguyen
Agent- John Leydon, Atty., Agent
Project Engineer – Hoa 52 Have Meyer Lane
Letters –Planning, Engineering & Traffic
Ex. A. Certificate of Mail
Ex. B. Flower Photos
Ex. C. House Plan
Ex. D. Typical Planting Plan
Ex. E Copy of Letter to Neighbors
Ex. F. Retaining Wall Detail
Opposition – Nick & Lou Kakalettris – Wardwell St.
Opposition #1 – Photos
In Favor of Application – Mr. ??? Cummings Avenue

Friedlander, White, Sedlak, Matarasso, Hoch
Yes -0 No -5
DENIED – Insufficient Hardship

Application –#048-07
Address-13 Nichols Ave.
Owner –M. Pagan Santiago

Friedlander, White, Sedlak, Matarasso, Hoch
Yes - No -
Approved – Per Plan – See Certificate of Decision

Agent - M. Denecke, Cacace, Tusch & Santagata
Letters –Planning Board
Ex. A. Certificate of Mail
Ex. B. Photos
Speakers: M. Santiago & Cheryl Moscas

Application –#050-07
Address-1300 Rockrimmon Road
Owner –Robert & Mary Holtz
Agent- J. Richichi, Atty., Agent
Letters - none
Ex. A. Certificate of Mail
Ex. B. Statutory Warranty Deed
Ex. C. Photos
Ex. D. Letter from Sunil Deshmukh (former owner)

Friedlander, White, Sedlak, Matarasso, Hoch
Yes -5 No -0
Approved — See Certificate of Decision
(With Conditions)

Other Board Business: Approval of Minutes of May 23, 2007.

Discussion whether Board should go into mediation regarding Highview Avenue. The Vote was 5 – 0 not to enter into mediation.

Discussion regarding 1977 Shippan Avenue letter, the Board voted 5 in favor 0 opposed to Inform homeowner they would have to re-apply for variance.

The Board voted to eliminate the August 1, 2007 public hearing and continue with the August 8, 2007 public hearing.

Extension of Time Request:

Waterside Power, Amelia Place – approved

128 Van Buskirk Avenue – approved

60 Cady St. - approved

On File with the Zoning Board of Appeals:

- Conditions of Approval or Denial, see **Certificate of Decision**
- Specific voting information, see **Voting Sheet**

Present: C. Friedlander, Chair, Board Members: J. Sedlak, J. Hoch, G. White, E. Matarasso
Also present: Mary Judge, Land Use Administrative Assistant, Court Reporter

Submitted by:

Mary Judge
Land Use Admin Asst.

cc: Town Clerk