

STAMFORD PLANNING BOARD
PUBLIC HEARING & REGULAR MEETING MINUTES # 3488
TUESDAY, APRIL 24th, 2007
4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: 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 Public Hearing at 6:00 PM. Mrs. Grosso read the legal notice.

Public Hearing:

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. John Pugliesi, engineer for the applicant, submitted the certificate of mailing to the Board. He then described the location, dimensions and condition of the property. Mr. Pugliesi noted that the property did not have City sewer but did have City water. He then explained that the proposed subdivision would create three (3) lots; an interior lot, a corner lot and an accessway lot and that the applicant provided for 15.5% open space in the form of perimeter buffers.

The Chairman, Mr. Hill, asked if there were any questions from the Board. Mr. Stein asked Mr. Pugliesi if the applicant had any concerns with the conditions set forth by the Environmental Protection Board or the Health Department. Mr. Pugliesi said that the applicant did not have any issues with the conditions.

The Chairman, Mr. Hill, asked if there was anyone wishing to speak in favor, in opposition, or neither in favor or opposition of the application. Speaking neither in favor or opposition of the application was Mr. Jim Romenello. Mr. Romenello identified himself as living at 1834 Newfield Avenue, a neighboring property located across the street from the proposed development. His primary concern was how this application would affect the value of his property.

Mr. Pugliesi answered the question by stating that there was no proposed tree cutting in the front of the property and that the remainder of the perimeter was proposed open space conservation easement area.

Mr. Stein added that, if approved, the Board normally adds a note to the conditions that existing trees shall be preserved to the greatest extent feasible.

There being no more questions or comments, the Chairman, Mr. Hill, closed the public hearing at 6:21 PM.

Regular Meeting:

Zoning Board Referrals

The Chairman, Mr. Hill, asked the Board if there were any objections to moving items 1. f) and 1. g) up in the order on the agenda. There being no objections, the Board moved to a discussion on Zoning Board referral applications 207-06 and 207-07.

ZB 207-06 Century Plaza Investor Assoc. text amendment to amend Section 10 H to allow limited area for commercial buildings being converted to residential.

ZB 207-07 Century Plaza Investor Assoc. special exception to convert existing 76,671 Square foot office building to a residential use at 100 Prospect Street.

Mr. William Hennessey, attorney for the applicant, described the application. He explained that the current building is nonconforming in F.A.R.; that there are 95 one-bedroom units proposed and at the time of filing there were no BMR requirements for conversion units. Mr. Hennessey noted that his client feels that they found an equitable solution to the BMR requirement in selling 4200 square feet of deed-restricted office space to the nonprofit Housing Development Fund for one dollar in lieu of any actual BMRs.

Mr. Stein added that this is a novel approach for a premier nonprofit organization dedicated to affordable housing.

The Board was concerned with setting a bad precedent for BMR in lieu payments and with the excepted unit sale prices.

The Chairman, Mr. Hill, asked if there was a motion for disposition. On application **#207-06**, Mr. Tepper moved to recommend approval for the zoning text amendment as submitted in the application. Mrs. Grosso seconded the motion and it passed unanimously. On application **#207-07**, Mr. Tepper moved to recommend approval for the special exception as submitted in the application. Mrs. Grosso seconded the motion and it passed unanimously.

Applications **#206-56**, **#206-58**, **#206-59** and **#206-60**; Mr. Stein briefly summarized each application and described their history before the Board. He noted that at this time, the record did not include a formal report from the City's Traffic Engineer or a formal report from the Office of Long Island Sound (CT DEP) regarding Coastal Area Management Compliance.

206-56 ANTARES HARBOR POINT text amendments to add a new SERD-A South End Redevelopment District to Section 9 & Article III, Section 4; to add new definition 117, Zoning Tract to Article II Section 3; to add new section, Mixed Ratio of Units to Article III, Section 7.4, (C)(4). Mrs. Dell moved to recommend approval for the text amendment with the modified language. Mr. Tepper seconded the motion and it passed unanimously.

ZB 206-58 ANTARES HARBOR POINT map amendment to change to SERD-A District property known as Admiral's Wharf and the Pitney Bowes manufacturing site in the South End. Mr. Tepper moved to recommend approval for the map amendment change with the additional comments from Mr. Stein and Mrs. Grosso. Mrs. Grosso seconded the motion and it passed unanimously.

ZB 206-59 ANTARES HARBOR POINT text amendment to add a new II. MX-D Mixed Use Development District—SERD-A—South end Redevelopment District—A to Article

III, Section 9. Mrs. Grosso moved to recommend approval. Mr. Tepper seconded the motion and it passed unanimously.

ZB 206-60 ANTARES YALE & TOWNE text amendment to add additional uses to the M-G District, add SERD-B South End Redevelopment District-B, Section III, Article 4 & Article 9. Mrs. Dell moved to recommend approval. Mr. Tepper seconded the motion and it passed unanimously.

ZB 206-62 ANTARES YALE & TOWNE map amendment to change to SERD-B property known as Yale & Towne site in the South End. Mr. Tepper moved to recommend approval with the comments from Mr. Stein and Mrs. Grosso. Mrs. Grosso seconded the motion and it passed unanimously.

The Board commented that this was a well thought out plan and hopes that it will be built out over the next 10 years. They commended the applicant for being very proactive with the residents of the South End. The Board did stress the importance for the Zoning Board ensure that, through the project, the applicant increase the usefulness of K-Park, protect public access to the waterfront, carefully study the massing, building heights, open space and configuration of the site and carefully review traffic concerns.

Zoning Board of Appeals Referrals

ZBA 047-07 Cesar A. Garcia variance of frontage in order to subdivide property into two parcels at 27 Cowing Place. Mr. Dumais described the application to the Board. He noted that since 1959, the Zoning Regulations have not permitted accessway lots in the R-7 ½ zone, instead restricting them to the RA-1, RA-2, RA-3 and R-20 zones. Frontage variances such as the one contained in this application are expressly prohibited in the R-7 ½ zone and are contrary to the Master Plan. Mr. Tepper moved to recommend denial of the application. Mrs. Grosso seconded the motion and it carried unanimously.

Minutes for Approval

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

January 3, 2006	February 5, 2007
January 10, 2006	March 13, 2007

Old Business

Land Use Bureau Operating & Capital Budgets: Mr. Stein noted that there were no new updates for the Board with respect to either the Capital Budget or Operating Budget of the Land Use Bureau.

There being no further business or comments, the Chairman closed the meeting at 9:00 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.