

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES # 3530
TUESDAY, SEPTEMBER 23rd, 2008
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Claire Fishman, Duane Hill, Rose Marie Grosso, Jay Tepper and Michael Raduazzo. Staff members present were Robin Stein.

Regular Meeting:

The Chairman, Duane Hill, called the meeting to order at 7:30 pm.

Walkable Stamford: Recommendations for Creating A Pedestrian Friendly Downtown, Josh Lecar Transportation Planner presented the study prepared by the Project for Public Spaces. Mr. Hill stated that this was an important first step in meeting Master Plan objectives and follow up steps would be required to for detailed design, public support and implementation. The Board members added that additional key intersections to be examined included Tresser and Atlantic and Broad and Washington.

Zoning Board Referrals:

208-27 – Text Amendment, RICHARD W. REDNISS, to amend Subsection 7-S(14) “Amenity: Ground Floor Retail” to include retail use of basements and hotel common areas; to amend Section 12-D-8(a) to authorize parking reductions for hotels; to amend Appendix B, Footnote 8 to delete the additional setback requirement for dwelling units within buildings which include ground floor retail in the CC-N and C-G Districts; and to amend Appendix B, Footnote 23 to reduce the parking standard for in-fill hotels in the CC-N District to one space for every two hotel rooms where shuttle services are provided; and to amend Definition 39.2 “Floor Area” to exclude stairwells in mixed use buildings.

Mr. Hennessey and Mr. Redniss presented the application and explained the project. They stated that the regulations are being modified to promote in-fill vertical development in the Downtown. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members and Jay Tepper voting.

208-29 – Special Exception, THOMAS L. RICH (ATLANTIC HOTEL & RESIDENCES, 275 Summer St. and 1, 35-37& 23 Atlantic St., requesting approval of Special Exceptions to construct a mixed-use building containing one hundred (100) hotel rooms, fifty-four (54) residential apartment units, 10,554 square feet of retail and 4,692 square feet of commercial office space in a fifteen story building with structured parking, involving three separate properties. Requested Special Exceptions include:

- Large Scale Development – Section 7.5
- Conformity with Architectural Review Design District – Section 7.6
- Modification of existing Marriott Courtyard Special Exception (201-13)
- Zero (0) foot rear setback and 86% building coverage (Footnote 7)
- Hotel parking reduction to 0.5 spaces per guest room or suite, and residential parking reduction to 1.25 spaces per unit
- Residential density of 400 square feet of land area per family
- FAR bonuses for ground floor retail and for reduced parking garage bulk

- Satisfaction of child play area requirement off-site or by payment of a fee
- Satisfaction of the BMR requirement by a fee-in-lieu payment.

Mr. Hennessey, Mr. Redniss, Mr. Raines, Mr. Kaufman explained the project and special exception request. The Board agreed that it was in conformance with the Master Plan. Mr. Stein and Mrs. Dell raised the issues of sustainability, alternative energy and green roof design. Mr. Lindale of the Rich Company said that They were looking into these matters. Mr. Stein stated his hope that the applicant would contribute to pedestrian enhancement improvements for the near-by intersection of Broad/Bedford/Atlantic (as suggested in the PPS study). Mr. Hennessey stated that would look into this and suggested that the fee-in-lieu from the playground requirement be redirected toward this end. Mr. Hill raised the issue of compatibility of the Atlantic Street façade with the adjacent Palace Theater. Mr. Redniss stated that Mr. Cole of staff has asked them to do this and they are reviewing design options.

Mr. Raduazzo moved to recommend approval, with the comments regarding pedestrian enhancements. Mrs. Grosso seconded the motion and it passed with the regular members and Mr. Raduazzo voting.

Zoning Board of Appeals Referrals:

ZBA #074-08 of Timothy & Sofia Byrnes. For a Special Exception to expand a Family Day Care Home into a Group Daycare for a residence located at 143 Minivale Road. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members and Mr. Tepper voting.

ZBA #075-08 of Moshe S’hemtov. For variances of building coverage and front yard setbacks to construct a two-story addition to a home located at 770 high Ridge. Mr. Raduazzo moved to recommend approval. Mrs. Fishman seconded the motion and it passed with the regular members and Mr. Raduazzo voting.

ZBA #076-08 of Camp Avenue, LLC. For a Special Exception for adaptive reuse of an existing mixed-use industrial / commercial building for a Child Day Car use in the M-L zone, for a property located at 72 Camp Avenue. Mrs. Dell moved to recommend approval. Mr. Tepper seconded the motion and it passed with the regular members and Mr. Tepper voting.

Subdivisions:

Sub. Appl. #3968 of Olga Rego. For an extension of time to record the subdivisions map. Mr. Raduazzo moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members and Mr. Raduazzo voting.

Sub. Appl. #3976 of Louise Meiere Dunn and Hildreth Dunn. For an extension of time to record the final map. Mrs. Grosso moved to recommend approval. Mr. Tepper seconded the motion and it passed with the regular members and Mr. Tepper voting.

Sub. Appl. #3973, Theresa Court. For a second 90-day extension of time to record the final map. Mrs. Fishman moved to recommend approval. Mr. Raduazzo seconded the motion and it passed with the regular members and Mr. Raduazzo voting.

Minutes of Approval:

- August 26, 2008
- September 3, 2008

The above sets of minutes were approved.

Old Business:

Sub. Appl. #3927, 4 Lots Donald Bosak & Noelle Ward. For modification of the terms of approval of the subdivision. Mrs. Grosso moved to approve the modification. Mr. Tepper seconded the motion and it passed with the regular members and Mr. Tepper voting.

There being no further business or comments, the Mr. Hill adjourned the meeting at 10:15 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.