

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES # 3531
TUESDAY, OCTOBER 21ST, 2008
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

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

Regular Meeting:

The Chairman, Mr. Duane Hill, called the meeting to order at 7:00 pm.

Zoning Board Referrals:

ZB 207-02 Chainani Associates Inc., text change to amend Article III, Section 9-AA, P-D Planned Development District standards.

ZB 207-01 Chainani Associates Inc., map amendment to change to P-D for property currently zoned C-N, C-L & R-MF bounded by Summer St., North St. & Franklin St.

ZB 207-04 Chainani Associates Inc., Special exceptions in order to construct a residential building at 750-760 Summer St.

Mr. Robin Stein, Land Use Bureau Chief introduced the applications. He stated that the Board previously reviewed the applications and expressed their concerns with several components of the project, to which the applicant modified the plans and resubmitted a set of amended applications.

Mr. William Hennessey, attorney for the applicant, described the applications. He stated that this was a unique opportunity to redevelop Class C office space on Summer Street and a parking lot on Franklin Street. Mr. Hennessey explained that his client sought to determine what the best use of the property was and how to rezone and redevelop the property under the existing zoning regulations. He added that they believe the best use for the property is a modified P-D zone.

Mr. Richard Redniss, planner for the applicant, described the historical context by which the building was developed. He explained how the zoning regulations have been tweaked to accommodate the proposed building. Mr. Redniss also explained that the architecture was simplified and the building height and density were reduced.

The Board asked several questions about the impacts to surrounding properties by rezoning the property P-D and increasing the allowed building height. Mr. Tepper stated that he believed the project facilitated a number of goals of the Master Plan and didn't see any negatives to the applications. Mr. Redniss answered the Board's questions about impacts to surrounding properties.

Capital Budget Presentations FY 2009/10-2016:

Office of Public Safety, Health & Welfare

Mr. Bill Callion, Director of Public Safety, Health and Welfare, described the first request for a proper helicopter landing zone in the City. Mr. Hill asked if a location was selected

and what the frequency of landings was expected to be. Mr. Callion answered the parking lot at the North end of Kosciusko Park and that he would come back with an answer to the frequency question.

Police Department

Police Chief, Brent Larrabee, described the Capital Budget request for the Police Department. He explained four items; the Police Headquarters renovations, the need for space for the Police Academy, the Police Patrol Boat replacement, and the Southfield Beach Joint Public Marine Facility.

Stamford Fire Department

Chief Peter Brown described the Capital Budget request for the Fire Department. He explained the following items; Facilities improvements, Eastside Fire Station, Fire Training Center, Hydrant Replacement, and a Fire Safety House Trailer.

Volunteer Companies

Representatives from The Glenbrook Fire Department, Belltown Fire Department, Turn of River Fire Department, Springdale Fire Department and the Long Ridge Fire Company described their Capital Budget requests.

Short Term Capital - Vehicles

Michael Scacco, Vehicle Fleet Manager explained the Capital Budget request.

New Business:

Mr. Stein stated that next week the Board would again meet at 7pm and would have a number of ZBA referrals and the Office of Operations Capital Budget to discuss.

There being no further business or comments, the Mr. Hill adjourned the meeting at 9:10 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.