

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3226
TUESDAY, JULY 15th, 2008
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

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

Regular Meeting:

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

Correspondence:

Lease Agreement between City & St. Andrew's Episcopal Church for use as Alternative High School at 1231 Washington Blvd.

Bill Dunn, Chief Operating Officer of the School system, stated that both leases were due to inflationary increases. Mrs. Fishman asked how the children were split between the schools. Mike Meyer stated that the children were divided based on a comprehensive program aligned to the traditional high school. Mr. Tepper asked if many of the children had behavioral problems. Mr. Meyer answered no. Mr. Hill asked for the number of kids in each program. Mr. Meyer stated that there were 27 children at St, Andrews and 30 at the Yerwood Center. Mr. Dunn added that the State may soon require in-school suspension programs which these two programs could house for the school systems.

Mrs. Fishman moved to recommend approval of the lease agreement. Mr. Tepper seconded the motion and it passed unanimously with the members present voting.

Sublease Agreement between City & Yerwood Center for use as Alternative High School.

Mr. Hill stated that this lease was for the same purposes as the previous, just different economics. Mrs. Dell moved to recommend approval of the lease agreement. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting.

Master Plan Amendment:

MP-397 Antares Gateway SPE LP, Antares Gateway II SPE LP, and Richard W. Redniss Redniss & Mead, Inc. to amend a portion of the Master Plan from Land Use Category 16 – Open Space-Public Parks to Land Use Category 9 – Downtown – Collar, Mixed Use and to amend a portion of the Master Plan from Land use Category 4 – Residential Medium Density Multi-family to Land use Category 9- Downtown – collar, Mixed Use. Located on a block bordered by Connecticut D.O.T. Rippowam River, Henry Street, Washington Boulevard.

Mr. Stein described the application. Using aerial images and a Master Plan map, Mr. Stein oriented the Board to the site location. He stated that the site was in the Downtown Collar Master Plan category and as written in the Master plan should be a transition from the most intense to least intense Downtown development. Mr. Stein

noted that for properties adjacent to the transportation center higher densities are permitted. He restated that the Master Plan Map application was for two strips of land, a 19 foot wide strip along the river and the South side of the Henry Street right-of-way. Mr. Tepper stated that there is no parkland continuity along the riverside. Mr. Stein added that the Henry Street portion of the application was not as critical according to the applicant.

Mr. Tepper moved approval of the Master Plan Map amendment application. Mrs. Fishman seconded the motion and it passed unanimously, 3-0. Mr. Hill not attending the public hearing on this application, did not vote.

Zoning Board Referral:

Appl. 208-13 Antares Gateway, SPE LP, map amendment to rezone 5.32 acres of property from M-G & R-MF to C-G at the northwest corner of Washington Blvd. & Henry St.

Mr. Stein described the map amendment request. He noted that the South End used to be predominately zoned for manufacturing, but over time has needed to redevelop. Mr. Stein added that the Master Plan text states that a considerable intensity could be placed at this site and that it might ultimately make sense to put the entire site into TCDD zoning but CG is a reasonable zone at this stage for consideration. Mr. Fishman asked if housing could be built under this zone. Mr. Stein answered yes. Mrs. Dell moved to recommend approval of the map amendment application. Mrs. Fishman seconded the motion and it passed unanimously, 3-0. Mr. Hill not attending the public hearing on this application, did not vote.

Zoning Board of Appeals Referrals:

Appl. 044-08 Lauren Kelly, variance to expand a legal non-conforming garage apartment with an open porch addition at 279 June Road.

Mr. Dumais described the application to the Board. He noted that the garage apartment was built in 1949 and is a legally nonconforming structure. Mr. Dumais explained that the open porch addition is considered an expansion of the legal non conformity and requires a variance and noted that the proposed construction cannot be seen from the road.

Following a brief discussion, Mr. Tepper moved to recommend approval of the application. Mrs. Dell seconded the motion and it passed unanimously with the members present voting, 4-0.

Appl. 045-08 Lucas Printing, special exception to open a car rental facility at 465 West Main Street.

Mr. Dumais described the application to the Board. He noted that the existing parking conditions on the site would be improved through lot re-striping. Mr. Tepper stated he was concerned that they not wash and repair the cars onsite. Mrs. Fishman asked if there was senior housing next to the site. Mr. Stein answered that it was diagonally across from the site.

Mrs. Fishman moved to recommend approval of the application. Mrs. Dell seconded the motion and it passed unanimously with the members present voting, 4-0.

Appl. 048-08 JATO building Contractors, Inc., variances of the signage regulations for C-N district for a proposed pharmacy at 14 High Ridge Rd.

Mr. Dumais described the application to the Board. He noted that the applicant was seeking increases in height and area for one ground sign of 190 square feet and 3 feet in height; another ground sign of 24 square feet; and wall signage of 170 square feet. Mr. Tepper asked if variances of this scale are commonplace. Mr. Stein answered no. Mrs. Fishman noted that she did not see the need for so much signage. Mrs. Dell added that she thought it was excessive.

Mr. Tepper moved to recommend denial of the application due to the excessive nature signage request. Mrs. Fishman seconded the motion and it carried unanimously with the members present voting, 4-0.

Appl. 049-08 YMCA, modification of the conditions of approval for a previously approved variance (#032-08) at 909 Washington Boulevard.

Mr. Stein stated that the Board previously recommended approval for this application and it then went before the ZBA and was approved. However, when the conditions were drafted they were done so in a manner which made it impossible for the applicant to comply. Mr. Stein noted that the applicant's attorney requested to speak before the Board. Attorney for the applicant, Jackie Olschan, further described the application to the Board. She stated that the conditions of approval rendered the approval meaningless and that her client was now looking for a modification to the conditions of approval. Mr. Stein stated that the Board is essentially voting on what it recommended approval for last time and would be supporting the new conditions as modified.

Mr. Tepper moved to recommend approval of the application. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 4-0.

App. 050-08 King Low-Heywood Thomas School, modification of previous special exception approvals to increase the student enrollment and construct a new scoreboard for the King Low-Heywood Thomas School located at 1450 Newfield Avenue.

Mr. Stein stated that this application was a minor modification of an existing Special Exception. Attorney for the applicant, Jackie Olschan, further described the application to the Board. She stated that her client is seeking approval for a new baseball scoreboard and an increase in student enrollment of 35.

Following a brief discussion, Mr. Dell moved to recommend approval of the application. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 4-0.

Correspondence:

Memo from Mayor Malloy regarding Capital Projects underway

Mr. Stein briefly described the purpose of the memo. He added that it provides additional detail to specific projects in the Capital Budget.

Approval of Minutes:

April 22, 2008, Mr. Hill noted that the two spelling corrections needed to be made. Mr. Tepper moved approval of the minutes, as amended, seconded by Mrs. Fishman and passed unanimously with the members present voting, 4-0.

May 13, 2008, Mr. Tepper moved approval of the minutes, seconded by Mrs. Fishman and passed unanimously with the members present voting, 4-0.

May 27, 2008, Mr. Tepper moved approval of the minutes, seconded by Mrs. Fishman and passed unanimously with the members present voting, 4-0.

June 17, 2008, Mr. Tepper moved approval of the minutes, seconded by Mrs. Fishman and passed unanimously with the members present voting, 4-0.

June 24, 2008, Mr. Tepper moved approval of the minutes, seconded by Mrs. Dell and passed unanimously, 3-0. Mr. Hill not voting.

Old Business:

Mr. Stein stated that at during the Board's last meeting, Mr. Tepper's suggested the Board write a letter of support for the funding Light Rail Study vote before the Board of Reps. He added that the letter along with other avenues of lobbying, helped the funding for study to get approved 19-10.

New Business:

Mr. Stein announced that there would be no meeting next week 7-22-08. Mr. Dumais invited the Board to attend the 7-28-08 Zoning Board meeting. He stated that Staff and the City's consultant would be presenting the new Springdale and Glenbrook zoning regulations: the "Village Commercial District."

There being no further business or comments, the Mr. Hill adjourned the meeting at 8:45 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.