

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES # 3522
TUESDAY, MAY 13th, 2008
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

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

Regular Meeting:

The Chairman, Mr. Duane Hill, opened the meeting at 7:30 PM.

Old Town Hall Resolution

Mr. Stein briefly described the resolution. Mrs. Dell moved to recommend approval of the resolution. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting.

Supplemental Capital Request, WPCA Major Repairs, \$300,000

Skip, from the WPCA described the importance of a piece of equipment which has failed multiple times over the last two years. Mr. Garnjost said that this looked like an on going project and the Board should have seen it as a Capital Budget item for the next three years. Mr. Hill asked for clarification on the balance in the future. Mr. Garnjost moved to recommend approval of the supplemental capital request. Mr. Tepper seconded the motion and it passed unanimously with the members present voting.

Subdivision Application #3973 of Eleanor and Salvatore Colletti, Alice Kaladjian, Sarah Liguori and Vincent Liguori. Subdivision of property into 4 parcels. Property is located at northwestern corner the intersection of Theresa Court and Twin Brook Drive; having an address of 3 Twin Brook Drive, 19 Twin Brook Drive and 39 Theresa Court.

Mr. Stein introduced the application and distributed conditions of approval. After a short discussion about the conditions, Mr. Tepper moved approval of the subdivision, subject to the 13 conditions. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting.

Zoning Board Referrals:

Appl. 208-05 Antares Harbor Point, to amend General Development Plan, 69 Walter Wheeler Drive.

Mr. Stein briefly introduced the application, explaining that the overall changes in the GDP can be seen as minor but that it is up to the applicant to explain why these changes are improvements.

Mr. William Hennessey, attorney for the applicant, presented the application to the Board. He discussed the context of the plan and chronicled some of the actions that have occurred since the applicant was last before the Board. Mr. Hennessey described the changes to the GDP as essentially three items: Walter Wheeler Drive / Teardrop

Park, Washington Boulevard Realignment, and Building S4 reconfiguration. He then discussed block by block any changes to building uses, massing and square footage. Gina Ford, master planner for the applicant, explained how the major ideas have not changed from the original approval and that the designs have been improved and expanded upon. Alex Knopoff, architect for the applicant, described the importance of the architecture to work with the open spaces, strengthening and defining them. Gina and Alex went further explained the project details for each area including, the Commons, the Riverwalk and the Square. Several members of the Board asked questions including, if the docks were intended to be public or private; how much reduction in green roofs was contemplated; and the lack of discussion on sustainability. Mr. Hill commented that the developer has proceeded at a high level and the proposed changes were at an equally high level.

Mr. Tepper moved to recommend approval of application **ZB 208-05**. Mrs. Dell seconded the motion and it passed unanimously with the members present voting.

Appl. 208-16 New Neighborhoods Inc., special exception in order to construct a 50 unit residential development at 178 Ludlow St.

Mr. Stein briefly introduced the application. Mr. Richard Redniss, planner for the applicant, discussed the plans and requested special exceptions and described the application as contextual with the South End. The Board and staff asked several questions about the site plan configuration and expressed concerns about not having the larger building appear as if it were on stilts.

Mr. Garnjost moved to recommend approval of application **ZB 208-16**. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting.

Appl. 208-18 Richard Redniss, text change to C-B District to modify setback, open space standards providing that BMR requirements are met on developments less than 10 units.

Mr. Stein briefly introduced the application. Mr. Richard Redniss, planner for the applicant, discussed the plans, the requested special exceptions and requested text amendments.

Following a brief discussion, Mrs. Dell moved to recommend approval of application **ZB 208-18**. Mr. Tepper seconded the motion and it passed unanimously with the members present voting.

Appl. 208-19 MHA West Main St., LLC, special exception in order to construct 8 residential units at 251 W. Main St.

Following a brief discussion, Mr. Tepper moved to recommend approval of application **ZB 208-19**. Mrs. Dell seconded the motion and it passed unanimously with the members present voting.

Minutes of Approval:

Mr. Tepper moved approval of the draft minutes of March 11, 2008, as amended, seconded by Mrs. Fishman and unanimously approved, 5 to 0

Mrs. Fishman moved approval of the draft minutes of March 25, 2008, as submitted, seconded by Mr. Tepper and unanimously approved, 5 to 0

Mrs. Dell moved approval of the draft minutes of April 8, 2008, as submitted, seconded by Mr. Tepper and unanimously approved, 5 to 0

Old Business

Mr. Stein updated the Board about the status of the West Beach athletic fields and the legal action taken against the City on a perceived procedural technicality.

New Business

Mr. Tepper discussed the opportunity for Stamford to apply for a demo TOD project, the details of which were discussed his recent SWRPA meeting.

Mr. Stein informed the Board that its next scheduled meeting was for Tuesday, May 27th.

There being no further business or comments, the Chairman adjourned the meeting at 10:05 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.