

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES # 3734
TUESDAY, JANUARY 10, 2012
7TH FLOOR LAND USE CONFERENCE AREA
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Dudley Williams, Roger Quick, Michael Totilo, Claire Fishman, Jay Tepper. Present for staff was Todd Dumais.

Mrs. Dell opened the meeting and called the Board to order at 7:30pm.

Regular Meeting

Supplemental Capital Appropriation:

Fire Training Center, Stamford Fire & Rescue request for \$350,000 for the construction of a multiuse Fire Training Center.

Anthony Conti, Fire Chief, presented the request to the Board. He explained how he approached the Mayor about getting this training center building constructed as soon as possible. The Fire Department, including the Volunteers have a need to train all year round and in the winter months when you can't train outside because of inclement weather. Chief Conti described the building as a Training Facility and CPAT Test Center which could create a revenue stream for the City and emphasized that there is a need for this Facility. Recent events have stressed the importance of keeping Fire Fighter skills sharp 24/7, 365.

Mrs. Dell asked if this would be a totally new building? Chief Conti said yes on the drill field.

Mr. Tepper asked if it would be used by outside fire departments? Chief Conti said if so, they would be assessed a usage fee.

Mr. Quick had a question regarding the SWRPA initiative and possible cost sharing between Towns on a facility such as this. Mr. Tepper said he'd not yet seen or heard of any towns cooperating in funding and building a facility such as this. Chief Conti stated that there are no departments on the East Coast has this type of facility.

After further discussion Mrs. Fishman moved to recommend approval of the requested supplemental capital appropriation. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Quick). Mrs. Dell instructed Staff to remove request from this request from the 2012/2013 Capital Budget.

Zoning Board Referrals:

ZB Appl. 211-36 – Text Change, Goldstein (DSSD) to Amend Article III, Section 7-Q and Article IV Section 12-D-1 to add language regarding changes to open space and parking requirement in the C-G and CC-N districts (*Discussion Continued from 12/20/11 meeting*)

Mrs. Dell introduced this application and explained that this was the continuation of a discussion on Application 211-36 continued from 12/20/11. She explained that revised text changes were sent to all Board Members and that she followed up on the discussion with the Mayor and Rick Redniss. Mrs. Dell suggested changes from these discussions and are now noted in the grey highlights on the text. Based on her discussions with the Mayor and Ernie Orgera long-term leases with a City garage was not to be allowed so specific leased

locations/assignments within the garages couldn't be identified. Mrs. Dell then noted that the highlighted changes where any units over 2-bedrooms would require 1.25 spaces per unit. Rick Redniss, for the DSSD, was present to answer questions.

Mr. Quick noted they'd made a good case for one space per unit but that the off-site proposal was something of a concern. He noted that 500' is a city block which can be a long distance to walk and that the Parking Management Plan is nebulous term and not defined.

Mr. Redniss noted at the end of the last meeting they were talking about City garages. Park Square West approval includes spaces within a City Garage. If a Parking Management Plan isn't delivered at the time of the request for off-site units, the Board has the discretion and authority to approve/disapprove this.

Mr. Quick asked what happens after 25 years? Mr. Redniss said many building in downtown have no parking and this doesn't have to be for 25 years. The Board can leave some flexibility but should consider removing disincentives on requiring too much parking so that the City can get housing built.

Mr. Quick commented that he was concerned that this regulation may lead to unenforceable parking requirements in future years. Mr. Redniss noted the demand for spaces in the future may not be needed and that available on-street parking wasn't counted in their studies.

Mrs. Dell said parameters could be added to conditions of approval that would state there's a specific requirement of spaces needed regardless of the lease term of the contract. Mr. Redniss said they could make it a condition of approval or request an annual report of off-site spaces by owners.

Sandy Goldstein, President of DSSD, said owners will be the stewards of the value of their property. She noted that on Spring Street there are a series of apartment houses and condos with no parking connected to any of them and that it is all old-stock. The market deals with this and it doesn't create problems.

Mrs. Fishman expressed some confusion on parking and asked for clarification if they are asking for a 1:1 space ratio? Mr. Redniss said yes but this includes an off-site provision. He noted that this is nothing different than the approved plan for Park Square West which includes an off-site provision.

Mr. Totilo said one of the problems he sees with non-location specific parking is that people will turn to City garages and this will be a disservice to area merchants. He noted that he was not against 1:1 but wants 24/7 spaces designated and that a development must provide parking within a reasonable distance and time of the units.

Mrs. Fishman asked why they don't have a taxi service that runs around town? Mr. Totilo said that it is a difficult State licensing issue.

Mr. Tepper asked if they are being intentionally vague on parking term lengths? Mr. Redniss said yes, for example, 25 years is intentional as opposed to not less than 25 years would could and would be more comfortable language.

Mr. Williams asked how they could stipulate this, it sounds tricky.

Mr. Totilo said if they are going to change the years we need to change the percentage of parking on and off site and that he feels it depends on each individual application.

Mrs. Dell said as a Planning Board, we need to determine if this works for the downtown. The way this is written works and a lot of stipulations could be placed on the Builders.

Mr. Quick asked if bank financing determines if a projects flies so will they have concerns?

Mr. Dumais said the Parking Management Plans will provide guidelines and consistency for the Boards and recommended defining this term as part of this amendment. Mr. Redniss stated that he would be happy to work with Staff on specifics.

Mr. Quick said he'd want to avoid a situation where a Builder get bank financing but the Board disapproves the PMP. Mr. Redniss said its good to establish guidelines and will help reduce uncertainty. Mr. Quick said he'd abstain voting until he reviews a PMP.

After further discussion Mr. Williams moved to recommend approval of the requested text change with modifications and inclusion of a definition of a Parking Management Plan. Mr. Totilo seconded the motion and it passed with the eligible members present voting, 4-0 with one abstention (Dell, Fishman, Totilo and Williams approving and Quick abstaining).

Capital Budget FY 2012/13 & Capital Plan 2014-2019:

The Board discussed the Capital Budget. Each project was reviewed and ranked by the Board, 1 most important to 4 least important. Mrs. Dell asked staff to update the Budget Books and send to the Board with these new rankings.

Old Business

Subdivision #3996, 44 Woodbine Road, request a second 90-day extension of time to file the final subdivision map.

After a brief discussion Mr. Totilo moved approval of the requested 90-day extension of time. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Quick).

There being no further business to discuss, Mrs. Dell adjourned the meeting at 9:45 pm.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

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.