

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3738
TUESDAY, FEBRUARY 14, 2012
7TH FLOOR LAND USE BUREAU CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Dudley Williams, Claire Fishman, Jay Tepper and Zbigniew Naumowicz. Present for staff was Todd Dumais.

Mrs. Dell opened the Regular Meeting at 7:30pm.

Regular Meeting

Zoning Board Referral:

Application 211-25 – Text Change, BLCR Holdings, LLC and William Raveis Real Estate, to Amend Article III, Section 7 by creating a new Section 7, 7, regarding the Preservation and Adaptive Reuse of Residential Buildings for Real Estate Broker's Offices by way of special exception and site plan approvals.

Jim Murphy, attorney for the applicant introduced the application to the Board. He explained that this application was many years in the making. This is a text change that seeks to give certain properties along Long Ridge Road the ability to request by way of Special Exception the ability to use the property as a Real Estate Office. He characterized the impact as little to worry about because the buildings and land are already there, in essence, what-you-see-is-what-you-get. Mr. Murphy noted that his client is defending an action of enforcement from the City to remove the use and noted that the Planning Board's opinion is very important in this matter. He explained that his client was William Raveis but that he was trying to speak on behalf of all the eligible properties on Long Ridge Road. Mr. Murphy next explained that the few residential properties in this area of Long Ridge are not maintained because nobody invests in them. He then oriented the Board to the surrounding Zoning and Master Plan categories and surround actual land uses. The impact of the high traffic volume and large office uses renders these few properties unusable for residential purposes.

Mr. Murphy next described the details of the proposed text amendment application. Several Board members asked questions including if this was spot zoning, if all of the properties would be required to become real estate offices and how many real estate office were there today. Mr. Murphy answered, no, no and four (respectively). He next provided the Board with excerpts from the 2002 Master Plan that detailed how he felt this application for a text amendment was consistent with the Master Plan.

Mrs. Dell expressed concern about allowing all of the parking in the front yards. Mr. Murphy said it was crafted this way to protect the residential properties to the east.

Mr. Tepper and Mrs. Dell asked if he re-canvased the neighborhood to gauge current support. They asked Mr. Murphy to update this survey.

Mrs. Dell also asked Staff to provide the Board with the appropriate information from the Law Department on the agreement and enforcement action between Mr. Murphy's client and the City.

The applicant agreed to provide the Board with additional information and to participate in a Public Hearing on the referral. Mrs. Dell announced that it would be noticed for sometime in the end of March.

Capital Budget:
Capital Budget FY 2012/2013 & Capital Plan 2014-2019

The Board discussed several changes to the Budget based on comments and requests received at the public hearing last week. Those changes included putting \$150,000 into the Oakdale Road project; \$100,000 into the Sterling Farms Barn Theatre Complex and \$200,000 into the Animal Shelter design.

Mr. Tepper moved approval of the Planning Board's Recommended Capital Budget and Capital Plan as amended. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Tepper, Fishman and Naumowicz).

There being no further business to discuss, Mrs. Dell adjourned the meeting at 8:48 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.