

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES # 3587
TUESDAY, JULY 27, 2010
7TH FLOOR LAND USE CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Claire Fishman, Roger Quick, Michael Totilo, and Jay Tepper. Present for staff were Robin Stein and Erin McKenna.

Regular Meeting

The chair, Mrs. Theresa Dell, called the meeting to order at 7:30 pm.

Additional agenda item:

1. **Proposed Changes to the Urban Redevelopment Commission's (URC) Mill River Corridor Plan** Because this item was not on the original agenda, it required a 2/3 vote to be placed on the Agenda for discussion.

It was allowed on the agenda unanimously with the eligible members voting.

Subdivision:

2. **Subdivision Application #3993 Mark & Kim Senerchia**, for subdivision of property into two (2) parcels for property located on the north side of Rutz Street having an address of 24 Rutz Street.

Mr. Stein explained that the property owners had applied for a variance for front and rear setbacks, for which the Planning Board had given a favorable recommendation. The Zoning Board of Appeals approved the variance, and the property therefore now conforms to zoning. The variance is noted in the conditions and will appear on the final map.

Mr. Tepper moved to approve the subdivision. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Tepper).

Master Plan Map Amendment:

3. **MP-412 Richard Redniss & the West Side Neighborhood Revitalization Zone, Inc.**, to amend portions of the Master Plan from Master Plan Land Use Category (3)- Residential – Low Density Multifamily; Land Use Category (4) Residential – Medium Density Multifamily; and Land Use Category (5) Residential – High Density Multifamily to proposed Master Plan Land Use Category (6) Commercial – Neighborhood. (Along portions of Stillwater Avenue and Smith Street corridor)

The Board reviewed the proposed amendment and the comments made at the public hearing on July 7, 2010, which were mostly favorable.

Mr. Totilo moved to approve the change to the Master Plan. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Tepper).

Zoning Board Application Referrals:

4. **APPL. 210-30 – Text Change, Richard Redniss & the West Side Neighborhood Revitalization Zone, Inc.**, Amendments to Article III, Section 4-AA-11.1, V-C, Village Commercial District and to Article II, Section 3, definition of Garage -Community.

Mr. Richard Redniss gave a presentation about the changes, explaining that the central region of the proposed Village Commercial District is subject to blight. It is also deficient in parking, and the changes would accommodate a community parking garage.

Mrs. Fishman moved to approve the text change. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Tepper).

5. **APPL 210-31 – Zoning Map Change, Richard Redniss & the West Side Neighborhood Revitalization Zone, Inc.**, to rezone portions of Stillwater Avenue Corridor area currently zoned R-5, RM-F, C-N and C-B to V-C, Village Commercial District.

Mr. Totilo moved to approve the Zoning map change. Mr. Quick seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Tepper).

6. **Proposed Amendments to the Zoning Regulations of the definitions of Accessway and Street to be initiated by the Planning Board**

Mr. Stein asked the Board to agree to be the applicant to the Zoning Board for the definition amendments, and all agreed. Attorney Ron Gold represents developers currently subject to a lawsuit that relates to these definitions, and he will appear before the Zoning Board to advocate for the definition amendments.

7. **Proposed Changes to the Urban Redevelopment Commission's (URC) Mill River Corridor Plan**, that the subject area remain in the "Commercial" use category, and that a "multi-family" use be added to the list of permitted uses with the "Commercial" Use Category. The Urban Redevelopment Commission (URC) must receive an opinion of the change by the Planning Board prior to voting on the matter.

Rachel Goldberg, representing the URC, explained the advantages of allowing the properties in the subject region to include residential units.

Ms. Goldberg also reminded the Board that the Master Plan may have to become legally established as the City of Stamford's "plan of conservation and development" in order for the City to remain eligible for State discretionary funding.

Mr. Totilo moved to endorse the change. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Tepper).

8. **Capital Improvement Projects Evaluation Criteria**

Mr. Stein presented the new evaluation criteria, and the Board briefly discussed it and reviewed the capital budget process.

There being no further business to discuss, Mrs. Dell adjourned the meeting at 9:30 p.m.

Respectfully Submitted,

Theresa Dell, Chairman
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.