

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3547
TUESDAY, APRIL 7th, 2009
4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Rose Marie Grosso, Duane Hill, Jay Tepper and Michael Raduazzo. Present for staff were Robin Stein and Todd Dumais.

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

Public Hearing

Master Plan Application:

MP-404 City of Stamford Planning Board, to amend a portion of the Master Plan., from Master Plan Land Use Category (15) Industrial-General, Category (4), Residential, Medium Density, Multifamily, Category (3), Residential, Low Density, Multifamily, and Category (2) Residential Low Density Single-Family to proposed Master Plan Land Use Category (6) Commercial – Neighborhood Business. The proposed Master Plan Map change is comprised of portions of Crescent Street and 549 Glenbrook Road.

Mrs. Grosso read the following legal notice into the record:

LEGAL NOTICE - PLANNING BOARD OF THE CITY OF STAMFORD

RE: MP-404 Notice is hereby given that the Planning Board of the City of Stamford, Connecticut, will hold a Public Hearing on Tuesday, April 7, 2009, 7:30 PM., in the Government Center Building, 4th Floor Cafeteria, 888 Washington Boulevard, Stamford, Connecticut, to consider an amendment to the Stamford Master Plan upon application of:

The City of Stamford Planning Board of 888 Washington Boulevard, to amend a portion of the Master Plan. from Master Plan Land Use Category (15) Industrial – General, Category (4), Residential, Medium Density, Multifamily, Category (3), Residential, Low Density, Multifamily, and Category (2) Residential Low Density Single-Family to proposed Master Plan Land Use Category (6) Commercial - Neighborhood Business for the following described properties:

Change #1: Those properties, now in Category 4, Residential, Medium Density, Multifamily, fronting on the north side of Crescent Street, known as 20, 24, 28, 34, 46, 48, 60, 66, and 78 Crescent Street and those properties, or portions of properties now in Category 4, Residential, Medium Density, Multifamily, fronting on the south side of Crescent Street, known as 15, 17, 27, 35, and 43 Crescent Street.

Change #2: The property now in Category 2, Residential, Low Density Single Family, known as 549 Glenbrook Road, Assessor Parcel 001-8333, located approximately 60 feet southwest of the corner of Glenbrook Road and Arthur Place.

Change #3: That portion of property now in Category 3, Residential, Low Density, Multifamily, being the northeasterly portion of property known as 85 Crescent Street, Assessor Parcel 002-5813 comprising an area of approximately 125 square feet.

Change #4: That portion of property now in Category 15, Industrial General, being the easterly most portion of property known as 27 Crescent Street, Assessor Parcel 000-5568 comprising an area of approximately 2,225 square feet.

The subject properties described above are generally shown on the following map:

At the above-named time and place, all person interested will be given an opportunity to be heard.

The meeting place is accessible to the physically impaired. Deaf and hearing impaired persons wishing to attend this meeting and requiring an interpreter may make arrangement by contacting the Department of Social Services Administration office at least five working days prior to the meeting.

Mr. Hill next introduced the members of the Planning Board and staff to the public and then explained the procedures by which the Public Hearing portion of the meeting would be conducted. Mr. Hill stated that the hearing for Master Plan application 404 would begin by a reading of the staff report into the record, followed by a brief presentation from staff, followed by questions or comments from the public wishing to speak in favor of, in opposition to, or neither in favor of nor opposition to the application, and finally a last round of questions from the Board.

Mr. Stein read the following staff report into the record:

In 2000, consultants for the Stamford Master Plan update helped the Glenbrook and Springdale neighborhood associations prepare for and convene a daylong community visioning and design workshop. The purpose was to develop a community vision for these two neighborhood centers that were at one time separate villages.

As a result of this workshop and several meetings and research done by citizen stakeholders a vision was agreed upon with the following objectives for the two village centers:

- Promote new, contextual infill development, uniform streetscape and landscape treatments, and façade and signage guidelines.
- Rationalize and interconnect parking lots behind stores.
- Encourage mixed-use, pedestrian development with a Main Street character.

These recommendations, as well as drawings and diagrams to illustrate them, were later made part of the 2002 Master Plan. The Master Plan further recommended that new zoning standards be adopted for the Glenbrook and Springdale village centers to implement the above objectives.

In 2005, The City hired the consultant team of Regional Plan Association and Preiss Phillips and Shapiro to prepare new zoning regulations in accordance with the Master Plan and vision for the two neighborhoods. After a series of consultant studies, including traffic and parking and numerous neighborhood meetings over the past three years, new zoning regulations, "Village Commercial District (VC)" was developed for the Glenbrook and Springdale village centers.

The proposed Master Plan amendment and the referral for Zoning map amendment are the result of this community based process that started with Master Plan 2002. If approved, these amendments will implement important objectives of the Master Plan as it relates to neighborhood centers. The Planning and Zoning Board previously approved amendments for the Springdale village center including the VC District regulations.

If these changes to the Master Plan are adopted, the Zoning Board will then hold a public hearing to consider an amendment to the zoning map (#209-10) to incorporate the Village Commercial District into the commercial center of Glenbrook.

Mr. Stein then explained the Stamford Charter mandates that a change in the Zoning Map must not conflict with the Master Plan and this is the reason for the Planning Board's Master Plan application. He noted that the Zoning Board, at a subsequent meeting, which requires additional notifications, would discuss the landing the Village Commercial district zone. Mr. Stein then presented a powerpoint presentation on the basics of the Village Commercial zoning and the specifics of the Master Plan application.

Mr. Hill asked if there were any members from the public wishing to speak in favor of the application.

Mr. Richard Redniss, representing Jerry Pia, spoke in favor of the master Plan application and of the Zoning Board referral. He said that this was a good step forward for the neighborhood. Mr. Redniss suggested that the Planning Board convey to the Zoning Board the need to reexamine portions of the VC regulations, specifically, to include Community Center as a permitted use, to open a dialogue on allowing cafés with entertainment, to make provisions through the special exception process to allow for gas station expansions and to look at the fire station use.

Ann Gaslin of Oakdale Road spoke in support of the application. She said that she walked to the train station for the past six years and that the area is a bleak non pedestrian environment.

Jay Fountain of Oakdale Road stated he was excited about the application and that it is a good first step to making a cohesive neighborhood which can redevelop over many years.

Christie Fountain of Oakdale Road stated her support for the application, adding that last year the Glenbrook Association voted unanimously to approval the Village Commercial District.

Mr. Hill asked if there was anyone wishing to speak in opposition to the application. There were none. Mr. Hill next asked is there was anyone wishing to speak neither in favor of nor opposition to the application. There were none.

Mr. Hill closed the public hearing on application MP 404.

Regular Meeting

Zoning Board Referrals:

ZB 209-10 Stamford Zoning Board, map amendment to rezone to VC Village Commercial District multiple properties within the Glenbrook Neighborhood.

Mr. Hill stated that discussion on this item would be postponed until the Board takes up discussion on Master Plan 404.

ZB 209-04 Katherine Kounavelis, map amendment to rezone 4 parcels from R-6 to RM-1 at 87-101 Colonial Rd.

Mr. Hill stated that the discussion of this item would be postponed to a future meeting date.

ZB 209-05, 28 Southfield Investment LLC, map amendment to rezone property from CW-D to DW-D fronting on Southfield Ave., Selleck St. and Davenport St.

ZB 209-06, Southfield Investment LLC, special exception to construct a residential development containing 256 units, 30 boat slips and an associated water-dependent amenity on 5.8 acres fronting on Southfield Ave., Selleck St. and Davenport St.

Mr. Stein briefly introduced applications 209-05 and 209-06 to the Board stating, that for the most part, this project fits the pattern of previous developments along the west branch.

Mr. Richard Redniss, land use planner for the applicant, described the application. Several members of the Board asked questions regarding the BMR obligation of the project and the specific special exceptions being requested. Mr. Hill noted due to the complexity of the applications the Board would deliberate at its next hearing.

ZB 209-08 Richard Redniss, text change to amend Article III, Subsection 7.4 of the Zoning Regulations to revise existing standards for Below Market Rate Units.

Mr. Richard Redniss briefly described that the application as an attempt to clarify the interpretation of the BMR language.

After a short discussion, Mr. Tepper moved to recommend approval of application 209-08. Mrs. Dell seconded the motion and it passed unanimously with the members present voting, 5-0. (Hill, Dell, Grosso, Tepper and Raduazzo)

Old Business

Mr. Stein provided a brief update for the Board on the Land Use Bureau's appearance before the Board of Finance regarding the budget.

New Business

Mr. Stein informed the Board that there would be a meeting next week April 14, 2009.

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.