

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3556
TUESDAY, AUGUST 25th, 2009
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Duane Hill Chairman, Theresa Dell, and Claire Fishman. Present for staff were Robin Stein and Todd Dumais.

Regular Meeting

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

Zoning Board Referrals:

208-15 - 1551 Summer St. LLC, Sixteen 25 Summer Realty Corp. & Twenty Second Street, LLC, 108 Prospect Street.

Mr. Robin Stein briefly described the application. He explained that the properties were located on Summer Street between Second and Third Streets and are currently improved with several buildings and parking areas. Mr. Stein added that the parcel is currently split into three separate zones (CB, R-MF and C-L) and that the application seeks to change all zoning to CB. He further added that the change would mean an overall reduction in the allowed number of units; less commercial space and would make the zoning more coherent.

Mr. Ray Redniss, Principle of Redniss & Mead, representative for the applicant described the application. He explained the site layout and why they applicant sought to zone is all into C-B. Mr. Redniss said that the applicant is looking for consolidation in order to plan the future of the site. He then described the existing land uses, and buildings on and surrounding the subject parcel and block.

Mrs. Dell questioned whether the C-B zone change would negatively impact Bedford Street. Mr. Stein stated the change doesn't go all the way to Bedford Street and that half of the block will remain RM-F and that the change is consistent with the Master Plan to have the Summer Street frontage in a retail zoning district.

Mr. Duane Hill stated that he believed C-B is the appropriate zoning for this stretch of Summer Street.

Mrs. Dell moved to recommend approval application. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 3-0. (Hill, Dell, and Fishman)

209-22 – Landmark Baptist Church, Special exception approval for a private school to be located in an existing church building located at 66 Crescent Street.

Mr. Stein described the application to the Board. He explained that this type of application would normally come via Zoning Board of Appeals referral but because the subject parcel is in the new Village Commercial District, it falls under the jurisdiction of the Zoning Board. Mr. Stein added that the parking is tight but that the school would operate during the week. He added that staff's only concern is about the projected enrollment and that if the Board were so inclined to recommend approval on the application, it recommend any increase in enrollment or staff be brought back to the Zoning Board for review.

Mrs. Dell stated that there are no changes to building and that after the first year of expansion it should come back to the Board for review. Mrs. Dell then moved to recommend approval of the application with the recommendation that increases in enrollment go back for review to the Zoning Board. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 3-0. (Hill, Dell, and Fishman)

209-28 - First Stamford Place SPE, LLC, Text amendment to amend Article IV, Section 13, by adding a new subsection 8.

Mr. Stein briefly described the application. He explained that properties fronting on I-95 are not considered under the Zoning regulations to have “fronts” along the highway and thus get much less signage than would otherwise be allowed. He stated this application would allow such properties to count I-95 frontage as a zoning “front” for sign calculation purposes. Mr. Dumais added that staff’s only concern is that the language be limited as to not grant the two square feet of signage rights per story. He stated that this would be more consistent with the language in the CC-N zone.

Mrs. Dell expressed her agreement however wanted to add a caveat to restrict the language to not include the per story calculation. Mrs. Fishman moved to recommend approval of the application with the recommendation that the language be modified to not allow a per story calculation. Mrs. Dell seconded the motion and it passed unanimously with the members present voting, 3-0. (Hill, Dell, and Fishman)

Zoning Board of Appeals Referrals:

ZBA 043-09, Victor Anderes, requesting a variance of building area, percent lot coverage of 27.86 % in lieu of the 25% allowed to construct an addition to an existing home located at 36 Ridgewood Avenue.

Mr. Dumais briefly described the request and stated that it appeared to result from a hardship of having an undersized lot in the zone. After a short discussion, Mrs. Dell moved to recommend approval of the application. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 3-0. (Hill, Dell, and Fishman)

Approval of Meeting Minutes:

August 4th, 2009: Discussion on the minutes was tabled to a future date.

Old Business

Subdivision #3982, 51 Pakenmer Road, Request for a modification of condition #11. Mr. Stein explained how Staff had this item on the agenda several times and how it had been tabled several times. He explained that this was the subdivision on Pakenmer Road extension and that the northern portion of site has a strip with access out to McArthur which wanted to extend a sewer line. He explained how the Board placed a condition on the applicant to file a performance Bond prior to filing final map.

Mr. Stein then explained that now the applicant sought to amend to language so that they can file the final map but cannot sell convey or start any work without a bond. He added that he cannot see a negative to the City.

Mrs. Dell moved approval of the request for modification. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 3-0. (Hill, Dell, and Fishman)

Subdivision #3982, 51 Pakenmer Road, Request for a second 90-day extension of time to file the final map.

Mrs. Fishman moved approval of the extension of time request. Mrs. Dell seconded the motion and it passed unanimously with the members present voting, 3-0. (Hill, Dell, and Fishman)

There being no further business to discuss, Mr. Hill adjourned the meeting at 8:05 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.