

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3559
TUESDAY, SEPTEMBER 29th, 2009
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

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

REGULAR MEETING

The chairman, Mr. Duane Hill, called the meeting to order at 7:31 pm.

Supplemental Capital Project Appropriation Request:

800 MHZ Radio System, Public Health Safety & Welfare, \$2,300,000 (Upgrade)

Robin Stein described the request. He explained that the money would not come out of city funds and was the result of a negotiated settlement with Sprint Nextel. Mr. Hill stated that the Board would postpone discussion on this matter when Bill Callion arrived.

Upgrade of current sewer, storm and sanitary wastewater infrastructure, \$485,000

Robin Stein explained this item was not on the original agenda and required a 2/3 majority vote to add to the agenda. Mrs. Dell moved to add the item to tonight's agenda. Mr. Tepper seconded the motion and it passed unanimously 4-0 (Hill, Dell, Fishman and Tepper).

Mr. Hill asked the Board to take a few minutes and review the request materials. Mr. Stein then explained that the request was a pass through appropriation in which Federal funding for sanitary sewers in the South End would come to the City. Building Land Technology would actually execute the work.

After a brief discussion, Mr. Tepper moved to recommend approval of the appropriation request. Mrs. Fishman seconded the motion and it passed unanimously, 4-0. (Hill, Dell, Fishman and Tepper).

800 MHZ Radio System, Public Health Safety & Welfare, \$2,300,000 (Upgrade)

Mr. Hill announced that the Board would now resume discussion on this item. Mr. Bill Callion explained this is an opportunity to introduce a new radio system into the City. He said that the City engaged in a settlement with Sprint Nextel and have the ability to move into a 700 MHZ system and its settlement with them to get it done.

Mrs. Dell asked how the new system was working? Mr. Callion stated that they haven't found a dead zone yet and have acceptable reception everywhere.

Mrs. Dell asked how and where these were put in? Mr. Callion answered they have several different technologies, three new towers and microwave transmitters.

Mrs. Fishman asked if they were using the Trump building and Mr. Callion responded no, the Landmark building.

Mrs. Dell asked if the public would be able to get to use this system to improve cellphone reception in North Stamford? Mr. Callion said that is a different system with different

infrastructure. He added that much of the reception issues relate to where the towers are sited.

Mr. Tepper asked if the funding is coming from Sprint Nextel? Mr. Callion said they are the recipients and funds which will go into recovering capital radio account.

After a short discussion, Mrs. Dell moved to recommend approval of the appropriation request. Mrs. Fishman seconded the motion and it passed unanimously, 4-0. (Hill, Dell, Fishman and Tepper).

Memo from mayor Malloy:

Transfer of City Property on Hillcrest Park Rd. to Stamford Land Conservation Trust for Open Space Purposes

Mr. Stein explained the transfer of property and described the property as a three acre piece located near Greenwich in an area that does not need a City Park. He added that the Stamford Land Trust approached the City to take over the property which will not produce any tax revenue.

Mr. Tepper asked if there was vacant land next to these parcels? Mr. Stein replied at this time he did not know. Adding this was the result of an ancient subdivision.

Mrs. Fishman remarked that the property currently has no access.

Mr. Tepper moved to recommend approval of the transfer. Mrs. Dell seconded the motion and it passed unanimously, 4-0. (Hill, Dell, Fishman and Tepper).

Zoning Board Referrals:

209-20, 200-240 Shippan Avenue LLC (Grade A Market), map amendment to rezone 2.72 acres from CN to CB for property located at 200 Shippan Ave.

209-30, 200-240 Shippan Avenue LLC, text amendment to the CB District

Mr. Stein briefly introduced the applications to the Board. William Hennessey, attorney for the Applicant, presented. He stated that the purpose for the application is to allow for flexibility and expansion of Grade A Supermarket on Shippan Avenue. He said that it's the oldest Grade A market and was an old industrial building zoned C –L. Mr. Hennessey added that in the mid-1980's, the Zoning Board changed the zoning from C-L to C-N and this building became nonconforming. He then said that for the applicant to perform a simple addition would create all types of problems. He explained that the store doesn't have the efficiencies of a modern supermarket and is barely half the size without the needed storage area.

Mr. Hennessey the explained that Staff recommended the applicant apply for the C-B zone. He explained that the C-B zone has greater flexibility of FAR, allows more than 10% coverage, reduces parking, and helps redevelop established areas. He then directed the Board to site layout and configuration on presentation boards.

Mr. Tepper asked how the extra space would help? Rock Cingari, President of Grade A Markets explained that the extra space would allow more direct deliveries with 55' trailers and allow them to keep stock up.

Mr. Hennessey described the companion text change application as necessary in order to stay in compliance with the Master Plan without having to make other changes.

Mrs. Dell moved to recommend approval of the text change application. Mrs. Fishman seconded the motion and it passed unanimously, 4-0. (Hill, Dell, Fishman and Tepper).

After a short discussion, Mr. Tepper moved to recommend approval of the map change application. Mrs. Dell seconded the motion and it passed unanimously, 4-0. (Hill, Dell, Fishman and Tepper).

Old Business

Mr. Stein described announced that the dam on Mill River was demolished after 350 years and further explained the details of the plan.

New Business

Mr. Stein stated that there will be no meeting next week, Tuesday, October 6, 2009 and that the next meeting would be at 6:00pm on October 13th.

There being no further business to discuss, Mr. Hill adjourned the meeting at 8:15 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.