

STAMFORD PLANNING BOARD
PUBLIC HEARING & REGULAR MEETING MINUTES #3514
TUESDAY, JANUARY 22nd, 2008
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Claire Fishman, John Garnjost, Duane Hill, and Jay Tepper. Staff members present were: Robin Stein and Todd Dumais.

Public Hearing:

The Chairman, Mr. Duane Hill, opened the Public Hearing at 7:30 PM. Mr. John Garnjost read the legal notice.

MP-398 Stamford Housing Authority. To amend the Master Plan from Land Use Category Designated 15- Industrial – General to the Land Use Category Designated 3- Residential–Low Density/Multi-family. On Stillwater Avenue and Progress Drive. (300 Stillwater Avenue)

Staff, Mr. Todd Dumais, read the staff report for application MP-398.

Mr. Richard Redniss, planner for the applicant, presented the application. He oriented the Board to the Stamford Housing Authority's overall neighborhood plans and objects. Mr. Redniss described the Board's previous, and recent, approval of the Master Plan amendment for 58 Progress Drive and the recent Zoning Board approval for a 60 unit residential development for 300 Stillwater Avenue. He then presented a site plan of the new proposal which was described as an extension of the 58 Progress Drive housing development. Mr. Redniss then addressed the questions raised in the staff report stating that the previous approval was not industrial but residential; the industrial retention plan would remain; and all the Zoning Board's conditions of approval would also remain.

Mr. Hill asked the applicant to summarize the industrial retention plan.

Mr. Redniss stated that the industrial retention plan was addressed by the following condition of approval:

"The applicant shall implement and maintain an Industrial Retention Plan comprised of the following actions: (1) the applicant shall retain the current "flex industrial use" of the building for a period of at least one (1) year beyond the expiration of the leases of its current tenants. Such current industrial leases include 18,209 square feet expiring February 2012, 27,525 square feet expiring December 2010, and 100,000 square feet expiring December 2009. (2) During such years, the building and property shall be continuously and vigorously marketed as "flex industrial" space. (3) If the prime tenant, Gyrus ACMI, totally vacates its space, the condition to maintain the "flex industrial" uses shall expire one (1) year after ACMI vacates the property. (4) While the Industrial Retention Plan remains in effect, significant alterations and modifications of the buildings and improvements on the industrial parcel, which in the determination of Zoning Board staff are at variance with the submitted Industrial Retention Plan, shall require prior approval of the Zoning Board (note to appear on Adjustment Map)."

There were no members of the public present wishing to speak in favor of; in opposition to; or neither in favor of or in opposition to the application.

The Chairman, Mr. Hill closed the Public Hearing at 8:00pm.

Regular Meeting:

The Chairman, Mr. Duane Hill, called the regular meeting to order at 8:10 PM.

Master Plan, MP-398, Stamford Housing Authority, amend Master Plan from Land Use Category 15- Industrial to Land use Category 3-Residential, Low Density Multi-Family. On Stillwater Avenue and Progress Drive. (300 Stillwater Avenue)

Mr. Tepper moved approval of application **MP-398**. Mr. Garnjost seconded the motion and it passed unanimously with the members present voting.

Zoning Board Referral

ZB 207-64 Stamford Housing Authority, to rezone from M-L, Light Industrial to R-5 Multi-Family, 1.02 acres of property on Stillwater Avenue and Progress Drive. (300 Stillwater Avenue)

ZB 207-65 Stamford Housing Authority, to amend Article III, Subsection 7-R regarding special exception standards governing the development of public housing, modifying residential density and open space requirements.

ZB 207-66 Stamford Housing Authority, special exception to construct 100 dwelling units along with associated parking, landscaping & a 10' high wall. On Stillwater Avenue and Progress Drive. (300 Stillwater Avenue)

Mr. Stein reviewed each of the Zoning Board referrals. Mr. Redniss summarized the text amendment for the Board.

Mr. Garnjost moved to recommend approval of application **ZB 207-64**. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting.

Mrs. Fishman moved to recommend approval of application **ZB 207-65**. Mr. Tepper seconded the motion and it passed unanimously with the members present voting.

Mr. Tepper moved to recommend approval of application **ZB 207-66**. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting.

Zoning Board of Appeals Referrals:

ZBA 007-08 Walter Young, variance of building coverage to construct a deck on the rear of an existing dwelling at 61 Fifth Street.

Mr. Dumais described the application to the Board. He noted that the applicant's lot is undersized lot by nearly 1400 s.f. for the R 7-½ district.

Mrs. Fishman moved to recommend approval of the application. Mr. Tepper seconded the motion and it passed unanimously with the members present voting.

ZBA 008-08 Thomas & Tara Dolan, variances of setbacks & building coverage to construct an addition to a dwelling at 1326 Shippan Avenue.

Mr. Dumais described the application to the Board.

Mr. Garnjost moved to recommend approval of the application. Mr. Tepper seconded the motion and it passed unanimously with the members present voting.

ZBA 009-08 Alliance Energy Corp., Special exception & variances in order to convert an auto service garage into a convenience store at 1199 High Ridge Road.

Mr. Dumais described the application to the Board. He noted that this application would not eliminate the gas station on the site; rather it would eliminate the car repair facilities. Mr. Dumais explained that this is consistent with similar applications previously approved throughout the City.

Mr. Tepper moved to recommend approval of the application. Mr. Garnjost seconded the motion and it passed unanimously with the members present voting.

Old Business:

Mr. Stein informed the Board that the consultant for the Light-rail study was recently selected; that the City was working with Antares on a TIF package; that the Glenbrook / Springdale neighborhood zoning initiatives were now in staff hands; and that a pedestrian study of access issue to / from the Transit Center was underway.

New Business:

None

There being no further business or comments, the Chairman closed the meeting at 8:55 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.