

MINUTES OF STAMFORD PLANNING BOARD
PUBLIC HEARING & REGULAR MEETING #3483
TUESDAY, FEBRUARY 27, 2007 4TH FLOOR
CAFETERIA 888 WASHINGTON BLVD.,
STAMFORD, CT

Stamford Planning Board Members present were: Duane Hill, Chairman; Theresa Dell; Claire Fishman; Rose Marie Grosso; and Jay Tepper. Staff members present were: Robin Stein and Todd Dumais.

Public Hearing:

The Chairman, Mr. Duane Hill, opened the Public Hearing at 7:35 PM. The Secretary, Mrs. Grosso, read the legal notice. Staff, Mr. Todd Dumais, read the staff report for application MP-394.

Master Plan

MP-394 New Hope Realty, Inc.: to amend the Master Plan Map for an for an area east of the Metro-North Railroad right-of-way, north of East Main Street, south of Sherman Street and west of Lincoln Avenue, from Land Use Category 7 (Commercial Arterial) and Land Use Category 4 (Residential-Medium Density Multifamily) to Land Use Category 5 (Residential High Density Multifamily).

Attorney Michael Cacace and a traffic engineer from Tighe & Bond, Inc. presented the application. Mr. Cacace identified this application as a transit oriented development consistent with both the Stamford Master Plan and the 2006 East Main Street Corridor Neighborhood Plan. He explained that if approved, the applicant would file a subsequent application to rezone only their property (914 East Main Street). The traffic engineer stated that the proposed development would have no impact on the level of service of the adjacent street network. He further described the project as ideally suited for transit oriented development and a future transit station.

Several members of the public spoke in favor of the application, including the representatives from the Stamford East Side Partnership, a nearby business owner and a neighboring property owner.

Several members of the public spoke in opposition to the application. A representative from Triaena Associates, LLC, owner of 902 East Main Street, submitted a "notice of opposition" to the Board and went so far as asking the Board to exclude their property from this application. In addition, two property owners from Sherman Street voiced their concerns of the traffic impacts to their street.

Subdivision

Subdivision Application #3956 of Frank Compolattaro. For subdivision of property into 2 parcels. The property is located on the easterly side of High Ridge Road, opposite Diamond Crest Lane, approximately 450 feet south of the Meredith Lane/High Ridge Road intersection; having an address of 1459 High Ridge Road.

Attorney Jackie Olschan and Lenny D'Andrea presented the application. Mrs. Olschan described the application. Mr. D'Andrea explained the technical requirements of the application highlighting the following items; lot geometry, the roadway, and approvals from the city's Health, Environmental Protection Board, Engineering and Fire Marshall's offices.

There being no more speakers, the public hearing was closed at 9:15 PM.

Regular Meeting:

New Business

Old Town Hall Redevelopment Plan, Mike Freimuth, Director of Economic Development, and Rachel Goldberg, Stamford Urban Redevelopment Commission, explained the details of the Plan to the Board. Items that were highlighted; URC statute requirements, project financing, tenant requirements and the establishment of an LLC for the project. Mrs. Goldberg said that the Plan is consistent Stamford's Master Plan.

The Board agreed that the Old Town Hall Redevelopment Plan was consistent with the Master Plan. Mr. Temper moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously.

Subdivision:

Subdivision #3952, C & T Partners, LLC, 2 lots, north side of Fairfield Ave. (580 Fairfield Ave.) Mr. Stein brief described the issues of the application to the Board.

Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed unanimously with stipulated conditions.

Zoning Board of Appeals Referral:

ZBA 016-07 Peter Weddle & Juliana Sciolla, variances of setbacks & coverage to construct an addition to a dwelling at 2052 Shippan Ave. Mr. Stein described the details of the application to the Board. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously.

ZBA 017 Elizabeth Bodek et al, variances of setbacks and coverage to construct improvements to a dwelling at 11 Sea Beach Drive. Mr. Stein described the details of the application to the Board. Mrs. Grosso moved to recommend approval. Mrs. Fishman seconded the motion and it passed unanimously.

ZBA 021-07 Judith Vartuli, variances of setbacks & coverage to construct additions to a dwelling at 70 Rippowam Rd. Mr. Stein described the details of the application to the Board. Mr. Tepper moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously.

ZBA 023-07 MHA West Main St. LLC, variances of setbacks & article III, Section 4 AA (9.2) to allow ground floor residential in the C-B District in order to construct six affordable dwelling units at 251-275 West Main St. Mr. Stein described the details of the application to the Board. Mrs. Grosso moved to recommend approval. Mrs. Fishman seconded the motion and it passed unanimously.

Old Business:

Subdivision #3948, 49 Partridge Road, Request for amendment of condition #13 regarding bonding of improvements. Mr. Tepper moved to recommend approval. Mrs. Fishman seconded the motion and it passed unanimously.

Subdivision #3863, Lot 2A, Haviland Rd., Request for clarification of Condition #9 (Map note #6) regarding driveway location. Mr. Stein discussed the concerns of Mr. Pursley (a neighbor of the subject lot). The Board agreed that the driveway was still on the easterly side of the lot and found it consistent with the original condition of the application. The Board also noted that both the Engineering Bureau and Environmental Protection Board staff have expressed no opposition to the revised driveway. Mr. Tepper moved that the Board consider the revised driveway to be consistent with the original Condition #9 (Map note #6) of the application. Mrs. Fishman seconded the motion and it was agreed upon unanimously.

There being no further business or comments, the Chairman closed the meeting at 10:05 PM.

Respectfully Submitted,
Rose Marie Grosso, Secretary

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.