

STAMFORD PLANNING BOARD
PUBLIC HEARING & REGULAR MEETING MINUTES
TUESDAY, MARCH 20, 2007
4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT

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

The Chairman, Mr. Duane Hill, opened the Regular Meeting at 7:03 PM. The Secretary, Mrs. Grosso, read the legal notice.

Regular Meeting:

Mr. Stein instructed the Board that the meeting agenda was revised to include Application #207-09 and #206-51. Since the applications were not on the original agenda, a 2/3 vote would be required to add the applications. Mr. Fishman moved to recommend that the two (2) applications be added to the agenda. Mr. Tepper seconded the motion and it passed unanimously.

Zoning Board of Appeals Referrals

ZBA 026-07 Gilbert Rendon requesting a variance of coverage in order to construct a rear entryway to a dwelling at 70 Sherman Street. This referral was continued from the previous meeting. The Board wanted additional information on the need of the applicant to construct an additional exterior staircase to the second and third floors. Mr. Stein informed the Board that the application was reviewed with a Zoning Enforcement Officer and that in their opinion it did not violate zoning regulations. Mrs. Dell moved to recommend approval. Mr. Tepper seconded the motion and it was passed unanimously.

ZBA 030-07 King Low-Heywood Thomas School requesting a requesting special exception to replace existing grass field with a synthetic turf field at 1450 & 1750 Newfield Ave. Mr. William Hennessy, attorney for the applicant, described the drainage problems associated with the site and that the solution was to install a synthetic turf field. Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it was passed unanimously.

Zoning Board Referral

Appl. 207-09 Rich-Taubman Assoc, 230 Tresser Boulevard, Special Exception to permit signage pursuant to Section 13, Paragraph H at 230 Tresser Blvd. (Former Filene's Department Store). Mr. Tepper moved to recommend approval. Mrs. Fishman seconded the motion and it was passed unanimously.

Appl. 206-51 Rich-Taubman Assoc, 230 Tresser Boulevard, Text change to amend Section 13, Paragraph H 10 regarding signage in the CC-N District. Mr. Tepper moved to recommend approval. Mrs. Dell seconded the motion and it was passed unanimously.

Old Business

Subdivision #3833, 157 Vine Road, request for an extension of time. Mrs. Grosso moved to recommend approval for the extension. Mr. Curtis seconded the motion and it passed unanimously.

Minutes for Approval

The Board voted on meeting minutes approvals for all of the meetings listed below. Mrs. Fishman moved to recommend approval of the minutes. Mrs. Grosso seconded the motion and it passed unanimously.

November 14, 2006	November 21, 2006	December 5, 2006
December 13, 2006	December 19, 2006	January 3, 2007
January 9, 2007	January 16, 2007	January 23, 2007
February 27, 2007		

The Board voted on the meeting minutes approval for the February 13, 2007 meeting separately. Mr. Tepper moved to recommend approval of the minutes. Mrs. Fishman seconded the motion and it passed unanimously.

The Chairman instructed the Board and members of the public that there would be a five (5) minute break and after the break the hearing on the Antares applications would begin.

The Chairman called the meeting back to order at 7:28PM and reminded those members of the public in attendance that this was not a public hearing but that they would be given a chance to speak at subsequent meetings.

Mr. Stein described the procedural details of the project to the Board. He explained that all five (5) applications would be heard together as one project presentation by the applicant.

ZB 206-56 Antares Harbor Point text amendments to add a new SERD-A South End Redevelopment District to Section 9 & Article III, Section 4; to add new definition 117, Zoning Tract to Article II Section 3; to add new section, Mixed Ratio of Units to Article III, Section 7.4, (C)(4)

ZB 206-58 Antares Harbor Point map amendment to change to SERD-A District property known as Admiral's Wharf and the Pitney Bowes manufacturing site in the South End.

ZB 206-59 Antares Harbor Point text amendment to add a new II. MX-D Mixed Use Development District—SERD-A—South end Redevelopment District—A to Article III, Section 9.

ZB 206-60 Antares Yale & Towne text amendment to add additional uses to the M-G District, add SERD-B South End Redevelopment District-B, Section III, Article 4 & Article 9.

ZB 206-62 Antares Yale & Towne map amendment to change to SERD-B property known as Yale & Towne site in the South End.

William Hennessy, attorney for the applicant, began the presentation of the applications to the Board by introducing the members of the development team and giving a brief history of the project. Mr. Hennessy described that the format of the presentation would

be divided into five separate subject areas: The Master Plan / Principles of Development Presentation by Master Planner Andy Altman; The Public Realm and Site Amenities Presentation by Sasaki Associates; The Architecture Presentation by Perkins Eastman; The Traffic Presentation; and The Infrastructure Presentation by Langley Engineers.

The Master Plan / Principles of Development Presentation was presented by Master Planner Andy Altman. Mr. Altman described how Antares translated the Master Plan into a General Site Plan for the project by;

- Creating a zoning and general site plan framework that protects and implements the Master Plan.
- Outlining the development principles of the project which are to
 - i. Bring Stamford to the water.
 - ii. Ensure sustainable growth planned around transportation.
 - iii. Provide an interconnected public space network.
 - iv. Provide needed neighborhood services.
 - v. Promote “green” development Build diverse, inclusive neighborhoods.

Gina Ford of Sasaki Associates described the Public Realm and Site Amenities portion of the project. Mrs. Ford’s presentation focused on context open space, the illustrative site plan, a “site walk” through the project highlighting key features, and streetscape sections.

The Architecture Presentation by Perkins Eastman followed by explaining to the Board that the architecture of the site is an evolving form and that there are currently no finalized drawings to present. However, Perkins Eastman presented project drawings from various other buildings throughout Stamford that showcase the type of context sensitive work that is envisioned for this project.

The Chairman instructed the Board and members of the public that there would be a five (5) minute break,

The Chairman called the meeting back to order at 8:53PM.

Traffic Presentation outlined the project’ overall Transit Oriented Development design principles which included a transit shuttle service that would connect the site to the Stamford Transportation Center and further north into the Downtown.

Chris Cardney of Langdly Engineers presented the Infrastructure portion of the presentation. Mr. Cardney described the major road, sewer, gas and sidewalk improvements that need to occur for this project to be successful.

The Board followed the presentations with a series of questions to the various Antares Team presenters, after which the Antares portion of the Regular Meeting was adjourned.

The Board discussed pending State studies of congestion pricing and tolls and there being no further business or comments, the Chairman closed the meeting at 10:25 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.