

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES # 3492
TUESDAY, JUNE 12th, 2007
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

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

The Chairman, Mr. Duane Hill, opened the meeting at 7:30 PM.

Regular Meeting:

Letter from Mayor Malloy, Acquisition of Recycling Trucks

Mr. Stein described the letter from the Mayor and stated that the acquisition of the recycling trucks would save the city over 1 million dollars in operating costs. After his description, Mr. Stein informed the Board that they need not make a formal vote; rather they only need to come to a sense on the issue.

After a short discussion, it was the sense of the Board that the acquisition of the trucks was a good idea.

Subdivision

Subdivision Application #3960 Stamford Hospital, 2 lots, 32 Strawberry Hill Court & 90 Morgan Street (a.k.a. Tully Center). Mr. Stein described the details of the application and provided the Board with a list of potential conditions of approval.

Mrs. Grosso moved to recommend approval of the subdivision subject to the following conditions:

1. In-ground fuel tanks shall be prohibited (note to appear on final map).
2. Site development shall not begin until a soil erosion and sedimentation control plan is approved by the Environmental Protection Board and those control elements scheduled for the instillation are in place and functional (note to appear on final map).
3. In accordance with CGS 8-26c, approval shall expire on June 15, 2012 unless all "work" as said term is defined in CGS 8-26c(b), has been completed by said date (note to appear on final map).
4. Subdivision reference number to be placed on final map.

Mrs. Fishman seconded the motion and it passed unanimously with all members present.

Zoning Board Referrals:

ZB 207-23 Stamford Hospital, special exception to permit a 2,435 square foot addition & related site improvements to an existing Hospital Complex at 32 Strawberry Hill Court. Mr. Stein briefly described the details of the application and informed the Board the Law Office of Sandak, Hennessey & Greco requested a chance to speak on behalf of the applicant.

Ms. Jackie Olschan, attorney for the applicant addressed the Board. She described the proposed addition, its location, and provided a photographic existing conditions survey of the site. Ms. Olschan noted that the addition fully conforms with all zoning requirements. Two documents, a landscape plan (dated 3/30/07, entitled "Stamford Hospital Tully Center – Cyberknife Suite" prepared by WHR Architects) and a parking survey report, (dated 6/12/07, prepared by Barkan & Mess Associates, Inc.) were distributed to the Board for review.

Ms. Kathleen Silard, Chief Operating Officer of Stamford Hospital, described the addition as a necessary step to leverage the community as a leader in cancer treatment with the planned Cyberknife program. The new Cyberknife technology would be housed in the proposed addition.

Mr. Tepper moved to recommend approval of the special exception. Mrs. Dell seconded the motion and it passed unanimously with all members present.

ZB 207-25 Stamford Court, LLC, special exception under Article III, Section 7.4 (d), "fee in lieu" payment for required Below Market Rate housing for a 15 unit development at 109 & 115 Forest Street. Mr. Stein briefly described the details of the application and informed the Board the Law Office of Sandak, Hennessey & Greco requested a chance to speak on behalf of the applicant.

Mr. William Hennessey, attorney for the applicant addressed the Board. He described the application as an upscale townhouse style development and that under Section 7.4 of the Zoning regulations requires special exception approval to use the .5 BMR unit fee-in-lieu payment. Mr. Hennessey then passed out a letter from Joan Carty, President and CEO of the Housing Development Fund. The letter described how the .5 BMR unit could be utilized under the Shared Appreciation Mortgage Program of the Housing Development Fund.

The Board voiced its concerns over the City's lack of policy for handling BMR fee-in-lieu payments and agreed that the City must establish one due to the large pool of BMR fee-in-lieu payments that will be soon collected.

The Board also discussed the idea of combining a .5 BMR unit from another development, as to create 2 BMR units located onsite in this project. In the end, the Chairman, Mr. Hill, said that the regulations are what they are and that there is no mechanism in place to combine another .5 BMR unit on the site.

Mr. Tepper moved to recommend approval of the special exception as requested. Mrs. Fishman seconded the motion and it passed unanimously with all members present.

ZB 207-22 Zoning Board, text change to amend definition of Lot Frontage, Article II: Definitions, Section 2A, Definition #60. Mr. Stein briefly described the amendment. He noted that this is the first step in an effort to strengthen the regulations to prevent tortured lot lines. The new definition would read as follows:

- ***Lot, Frontage***: The distance between the side lines of a lot measured along the front lot line. Where the front lot line is along the circular terminus of a cul-de-sac, the distance may be measured at the required front street line setback depth along an arc concentric with the front lot line.

Mr. Dumais then illustrated the current lot frontage definition problem by presenting two existing subdivisions to the Board. The Lantern Circle subdivision and a two-lot

subdivision on Hope Street were used to illustrate how the lot frontage definition was used to create additional building lots with extremely tortured lot lines.

Mrs. Dell moved to recommend approval of the text amendment. Mrs. Grosso seconded the motion and it passed unanimously with all members present

Supplemental Capital Request, Affordable Housing Linkage, \$111,728

Mr. Stein briefly described the request. Mr. Tepper moved to recommend approval of the supplemental capital request. Mrs. Fishman seconded the motion and it passed unanimously with all members present.

Minutes for Approval

The Board voted on the approvals of the meeting minutes listed below.

April 24, 2007 May 1, 2007

Mrs. Fishman was not present at the 4/24/07 and 5/1/07 meetings and thus was ineligible to vote. Mrs. Dell moved to recommend approval of the minutes. Mrs. Grosso seconded the motion and it passed unanimously by the members eligible to vote.

May 22, 2007 May 23, 2007

Mr. Tepper moved to recommend approval of the minutes. Mrs. Grosso seconded the motion and it passed unanimously by all members present.

Old Business

Subdivision Application #3957 Long Tripp, LLC, 498 Hope Street, Letter from Attorney Fox requesting modification of performance conditions. 2 lots, 32 Strawberry Hill Court & 90 Morgan Street (a.k.a. Tully Center). Mr. Stein described the request.

Mrs. Dell moved to recommend denial of the request. Mr. Tepper seconded the motion and it carried unanimously by all members present

New Business

Mr. Stein informed the Board that at the recent Springdale and Glenbrook Neighborhood meeting there was a disappointingly low attendance but those who attended did represent a good cross section of stakeholders.

Mr. Stein also informed the Board that the new Deputy Commissioner of the State DOT visited with the Mayor and Staff (6/12/07) and discussed Stamford's transportation issues.

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