

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3500
TUESDAY, OCTOBER 2nd, 2007
7TH FLOOR CONFERENCE ROOM
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Claire Fishman, John Garnjost, Rose Marie Grosso, Duane Hill, and Jay Tepper. Robin Stein and Todd Dumais attended for staff.

Regular Meeting:

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

Presentation of New Voting System:

Mr. Jack Condlin presented the new machines to the Board. Mr. Condlin described the new privacy booths, the new machines, the new ballots and process by which a vote is cast. He described the groups appearance before the Board as part of a committee to help develop a make your vote count campaign.

The Board asked several questions about the new machines including; where else the machines had been used, where the machines well received, how likely they are to jam and the procedure for write-in votes. Mr. Condlin answered each question.

Subdivision

Subdivision Application #3964 of John Thurairaj, for subdivision of 2 properties into 4 parcels. The properties are located at the northwest corner of the intersection of Vine Road and Pamlynn Road; having addresses of 146 and 136 Vine Road, respectively.

Mr. Stein reviewed the details of the application which where heard at the previous meeting. He highlighted reports from the Engineering department, Transportation Planner, EPB staff, and concerns of a number of neighbors who spoke in opposition to the subdivision. Mr. Stein then commented that if the Board chose to approve the application he had a list of conditions or if the Board chose to deny the application he had a list of rationale.

The Chairman asked the Board for its comments or concerns on the proposed subdivision. Mrs. Dell commented that she was concerned about the size of the yards, stating that this proposal is overbuilding for the neighborhood and contains too much asphalt. Mrs. Grosso stated that the project was too dense for the area.

Mr. Stein then read through the conditions of approval and the rational for denial. The Board then discussed the rational for denial as follows:

That approval of the subdivision would violate Section 4.1 of the Stamford Subdivision Regulations, which require that: "No land shall be subdivided for residential use which is held by the Board to be unsuitable for such use by reason of flooding, or bad drainage, adverse geologic formation, traffic safety or any other feature likely to be harmful to the health, safety or welfare of the adjacent residents or future residents of the proposed subdivision."

The applicant failed to satisfy Section 4.2, Open Space Preservation, of the Subdivision Regulations. The suggestion from the applicant's Engineer at the public hearing that some undefined portions of the backyards of parcels A and/or D are not appropriate as to size and location given the layout of the four proposed parcels and do not constitute compliance with this section of the Subdivision Regulations.

Due to the proposed lot lay-out, parcels C and D have limited yard space and would therefore adversely impact the welfare of future residents of the proposed subdivision. In both cases significant portions of the limited yard space are encumbered by underground stormwater detention chambers.

Mrs. Dell moved to deny subdivision application #3964 based on the rational discussed. Mrs. Mrs. Grosso seconded the motion and it carried unanimously with the members present voting.

Zoning Board Referrals:

ZB 207-01 Chainani Associates, LLC, Zoning map change to P-D, Planned Development district from C-N, C-L & R-MF for property located at 750-760 Summer Street.

ZB 207-02 Chainani Associates LLC, Text change to amend P-D Planned Development District standards.

ZB 207-04 Chainani Associates LLC, Special Exception to construct a residential building & locate child play area on the roof, increase building coverage, reduce building side yard setback and reduce required parking at 750-760 Summer Street.

Mr. Stein described the three applications to the Board. He highlighted the property's existing Master Plan and Zoning designations; the intent of the PD regulations; the unique shape of the property; and a few of the overriding questions of the application.

Mr. William Hennessey, attorney for the applicant, presented the applications to the Board. Mr. Hennessey described the details of the proposed building; the details of the text change; and presented a photographic tour of the site. Ravi Ahuja, architect for the applicant, described the architectural details of the project.

Mr. Dumais questioned the applicant's formula for determining density. Several members of the Board followed with questions on the BMR units, setbacks, and the need to create a new threshold of 35,000 s.f. in the regulations. Mr. Stein stated that it was important for the Board to judge the height and bulk of the building and that the applicant needed to provide new graphics or a model for the purpose of analyzing the projects massing.

Mr. Hennessey agreed to take a look at the issues raised and have answers for the Board at the next meeting.

ZB 207-30 Alex Goldblum & Barry Place LLC, Text amendment to add new definition Event Facility and allow in M-L and M-G districts.

(The applicant requested the Board table the application to a future meeting date.)

ZB 207-31 Barry Place LLC, Special Exception to authorize an event facility in an existing building at 1 Barry Place.

(The applicant requested the Board table the application to a future meeting date.)

Discontinuance & Relocation of Portions of Washington Blvd.:*

Mr. Stein noted that this item was not on the original agenda and required a 2/3 vote to be considered. The Chairmen asked if there was a motion to consider the item. A motion was made, seconded and it passed unanimously with the members present voting.

Mr. Stein briefly described the request to the Board. Mrs. Grosso moved approval of the request. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting.

Old Business:

None

New Business:

The Board discussed the meeting schedule for the weeks to come. Mr. Stein informed the Board of the need to schedule an additional meeting towards the last week of October or first week of November. A short discussion followed and the Board decided that a new scheduled meeting may be for Wednesday, November 7th.

There being no further business or comments, the Chairman closed the meeting at 10:00 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.