

MINUTES OF PLANNING BOARD REGULAR MEETING  
#3382 TUESDAY, JANUARY 13, 2004, 7<sup>TH</sup> FLOOR  
CONFERENCE ROOM, GOVERNMENT CENTER,  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; John Garnjost; Rose Marie Grosso; Marggie Laurie; Theresa Dell; and Claire Fishman. Present for staff: Robin Stein, Land Use Bureau Chief.

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

Zoning Board Referrals:

**Zoning Board Referral Appl. #203-32 Riverbend Executive Center Inc.**, Text Amendment of Article III, Section 9-CC regarding legal non-conforming uses in the HT-D District. Attorney Cacace explained the purpose of the application. Mr. Esposito was also present to answer questions. In response to a question from Mrs. Laurie, Mr. Esposito stated that trails along the Noroton River exist and are accessible to the public. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously.

**Zoning Board Referral Appl. #203-33 Riverbend Executive Center Inc.**, Map Amendment requesting a change from M-G, General Industrial to HT-D, Designed High-Technology District for property between the New Canaan Branch RR and the Noroton River south of Largo Drive South. Mr. Cacace and Mr. Esposito presented on behalf of Riverbend. After discussion, Mrs. Laurie moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously.

**Zoning Board Referral Appl. #201-24 Stamford Housing Authority & Richard Redniss** requesting modification of a previously approved special exception for property located on the west side of Taylor Street. Mr. Redniss presented and explained that this was a modification of an existing approval. He stated that the project now had an improved layout with more affordable housing and useable open space. Mrs. Laurie expressed concern that there was no provision for home ownership. Mrs. Green-Carter, Taylor Street, expressed concern over the design of the housing and the addition of public housing into an area that needs more home ownership. She added that the Housing Authority projects do not make good neighbors. Mrs. Walston of Fairfield Court expressed concerns over the design of the project. Mrs. Clayborne, Taylor Street, expressed concern over the impact on property values if the housing Authority develops the project. Mr. Fox, Executive Director of the Housing Authority, stated that the project would buffer the lower scale development on Taylor Street from the high-rise Friendship house and would provide replacement housing for Fairfield Court Residents in their immediate neighborhood. He added that this was part of the housing

Authority's plan to redevelop Fairfield Court as a Hope VI project. After further discussion, Mr. Garnjost moved to recommend approval. Mrs. Dell seconded the motion and by a vote of two in favor (JG, DH) and three opposed (ML, RG, TD) the motion failed.

**Zoning Referral Appl. #203-40 Richard Redniss** requesting a text amendment of Article IV, Section 12, Subsection D-1.b (parking for elderly &/or disabled persons). Mr. Redniss presented and said that the proposed amendment was consistent with previous amendments relating to parking. Several members expressed concern over the reduction of parking. Mr. Garnjost moved to recommend approval. Mrs. Dell seconded the motion. By a vote of two in favor (JG, DH) and three opposed, the motion failed. The Board members agreed that there was no Board consensus on either Application 201-24 or 203-40.

### **Capital Budget and Program 2004/05-2011.**

The Board finalized its review of the Budget and transmittal letter. Mrs. Grosso moved to approve the Capital Budget. Mrs. Dell seconded the motion and it passed unanimously with the regular members voting. Mr. Hill read a letter he had received from the Board of Finance regarding the safe debt limit.

Mrs. Dell next moved to discuss the following item, which was not on the original agenda. Mrs. Laurie seconded the motion and it passed unanimously with the regular members voting.

**Letter from Milton C. Thomas, II re: Filing map of James L. Adams** Mr. Stein explained that he had consulted with Assistant Corporation counsel Jim Minor, who had stated that the Planning Board cannot undo a consolidation of property that has been filed on the land records. The Board concurred and instructed staff to tell Attorney Thomas that the only option open to his client was to apply for a subdivision.

There being no further business, the meeting was adjourned at 10:30 PM.

Respectfully submitted,  
Maggie Laurie, Secretary

Note: These proceedings were recorded on tape and are available for review during regular business hours.