

MINUTES OF PLANNING BOARD REGULAR
MEETING #3390 MONDAY, MAY 3, 2004
7TH FLOOR CONFERENCE ROOM 888
WASHINGTON BOULEVARD, STAMFORD,
CT

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

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

Supplemental Capital Appropriation:

Supplemental Capital Appropriation, Block 9 Parking Garage, \$17 Million
Urban Renewal Attorney Goldberg and Director of Operations, Tim Curtin presented the request. They propose to utilize a design/build process and the garage will be designed for 487 spaces. Board members expressed concern over the impact of the garage on the pedestrian connection between Target and Lower Summer Street. After further discussion, Mrs. Laurie moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously.

Stamford's Changing Economic Base and its impacts on Land-Use Planning:

Michael Freimuth, Economic Development Director addressed the Board on Stamford's Changing Economic Base and its Impacts on Land-Use Planning. He stated that in the future the site planning, design and use of commercial buildings would change. He said that flexibility in design would be important. He added that some of the "B" office market buildings would be converted to residential units. Stamford has lost a lot of manufacturing jobs in recent years and most companies are in a retrenchment mode. He said that there is a market for "back-up" systems space and new space has to be "built to suit." New buildings are "greener" (ecological parks) with reduced energy costs, more consumer friendly with amenities, and may require more trucking.

In Stamford there is 9.5 million square feet of manufacturing with a vacancy rate of 5-6% and an availability rate of 7-8%. Manufacturing employment is 5,000 and helps to diversify the city's economic base. At the moment, no large blocks of manufacturing space are available. One danger to existing manufacturing space is the speculation that residential and/or retail development will occur. This then leads to increases in land costs as property owners speculate on future zone changes. From a tax standpoint industrial uses tend to be the most cost effective.

In response to a question, Mr. Freimuth stated that flex space similar to that at Riverbend was a viable concept for Stamford.

Zoning Board Referral:

ZB Appl. #204-03 Silvia S. Torres requesting a map amendment to rezone property from R-6 to C-B on the north side of East Main St. (Nos. 914-986). Attorney Jane Freeman presented the application, which she said conformed to the Master Plan. Jim Grunberger, C0-Chair of the East Side Task Force asked that any re-zoning wait until the East Side Plan is completed. Mr. Hill stated that he is supportive to ultimately landing a commercial zone designation on the site but that a comprehensive approach is needed. Mr. Stein stated that the density of the proposed zone is inconsistent with the Master Plan. After further discussion, Mr. Garnjost moved to recommend denial. Mrs. Grosso seconded the motion and it passed unanimously. Voting were Mr. Hill, Mr. Garnjost, Mrs. Laurie, Mrs. Grosso and Mrs. Dell.

ZB Appl. #204-05 Turtle Cove of Stamford LLC requesting a special exception to install an awning at the rear of the Hula Hanks Restaurant located at 261 Main Street. Attorney Hennessey presented the application. Which conformed to the Master Plan. After discussion, Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously. Voting were Mr. Hill, Mr. Garnjost, Mrs. Laurie, Mrs. Grosso and Mrs. Dell.

Subdivisions:

Subdivision #3867 Webb Estates, LLC for subdivision into 4 parcels located on the west side of Den Road (#486 Den Road). Mr. Stein reviewed the application and public hearing. He stated that the developer had agreed to a neighbor, Mr. Wolfe's requested conditions. After discussion, Mrs. Grosso moved to approve subject to the following conditions:

- 1) Delineation of "Open Space Preserve/Conservation Area"- to be maintained in a natural state except as may be authorized by the Environmental Protection Board; the area so designated is 1.61 acres and is shown on a map dated revised April 20, 2004 on file in the Planning Board office.
- 2) Filing of a conservation easement to include the area designated as "Open Space Preserve/Conservation Area." At the time of filing of the final subdivision map, this Area shall be field staked with iron pipes at all property boundaries and turning points of the easement boundary.
- 3) Development of the subdivision roadway and drainage shall be subject to a permit from the Environmental Protection Board prior to the start of any site activity (note to appear on final map).

- 4) Driveway easements serving Lot No. 1, 2, 3, & 4 shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement. Driveway entrance shall be widened to accommodate ingress and egress of vehicles.
- 5) The development of Lot No. 3 and Lot No. 4 shall be subject to review and approval of the Environmental Protection Board (note to appear on final map).
- 6) Note on the Record Plan to read, "This property contains woodland resources with recognized conservation values to be preserved to the extent feasible."
- 7) Conditions set forth in a letter from the Director of Health and Social Services to the Land Use Bureau Chief dated April 21, 2004 (note to appear on final map).
- 8) Submission of a "Drainage Facilities Maintenance Agreement."
- 9) Approval by the City Engineer and Environmental Protection Board staff as to drainage.
- 10) In-ground fuel tanks shall be prohibited (note to appear on final map).
- 11) 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 installation are in place and functional (note to appear on final map).
- 12) Filing of a performance bond or other form of surety acceptable to Corporation Counsel to cover the drainage system and plantings.
- 13) In accordance with CGS 8-26c, approval shall expire on May 7, 2009, 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).
- 14) Subdivision reference number to be placed on final map.
- 15) Removal of existing chain link fence along northerly property line.

Mrs. Dell seconded the motion and it passed unanimously. Voting were Mr. Hill, Mr. Garnjost, Mrs. Laurie, Mrs. Grosso and Mrs. Dell.

Subdivision #3870 Wilhelm Joerman for subdivision into 5 parcels located on the east side of Long Ridge Road (#907 Long Ridge Road). Mr. Hill recused himself. Mr. Stein reviewed the application and public hearing presentation. After discussion, Mrs. Dell moved to recommend approval subject to the following conditions:

1. Delineation of "Open Space Preserve/Conservation Area"- to be maintained in a natural state except as may be authorized by the

Environmental Protection Board; the area so designated is 6,675 square feet and is shown on a map dated revised November 24, 2003 on file in the Planning Board office.

2. Filing of a conservation easement to include the area designated as "Open Space Preserve/Conservation Area." At the time of filing of the final subdivision map, this Area shall be field staked with iron pipes at all property boundaries and turning points of the easement boundary.
3. All drainage improvements to be completed and certified as functional prior to the development of Lots C, D, and E (note on Record Plan).
4. Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
5. Submission of a "Landscape Maintenance Agreement" to ensure the success of plantings in the Open Space Areas.
6. Submission of a "Drainage Facilities Maintenance Agreement."
7. Final streetscape and conservation enhancements shall be subject to the approval of the Executive Director of the Environmental Protection Board (note to appear on final map)
8. Approval by the City Engineer as to drainage.
9. In-ground fuel tanks shall be prohibited (note to appear on final map).
10. 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 installation are in place and functional (note to appear on final map).
11. Filing of a performance bond or other form of surety acceptable to Corporation Counsel to include line items for drainage, conservation enhancements, and streetscape.
12. In accordance with CGS 8-26c, approval shall expire on May 7, 2009, 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).
13. Subdivision reference number to be placed on final map.

Mrs. Grosso seconded the motion and it passed unanimously. Voting were Mrs. Fishman, Mr. Garnjost, Mrs. Laurie, Mrs. Grosso and Mrs. Dell.

Zoning Board of Appeals Referrals:

ZBA #043-04 Grace Christian School requesting a special exception to continue use of a portion of the Stamford Baptist Church for a school at 602 High Ridge Road. After discussion, Mr. Garnjost moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously with the regular members voting.

ZBA #046-04 Laura and Charles Baxter requesting variances of side yard setbacks and height in order to construct an addition to a residence at 342 Stamford Avenue. After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with the regular members voting.

ZBA #048-04 Rockrimmon Country Club Inc. requesting a special exception to construct a four bay storage building at 2949 Long Ridge Road. After discussion, Mr. Garnjost moved to recommend approval. Mrs. Laurie seconded the motion and it passed unanimously with the regular members voting.

ZBA #49-04 Waterside Power, LLC requesting a modification of a special exception for a peaking electric generation facility at 17 Amelia Place. Attorney Hennessey and Tom Atkins from Waterside Power explained the request and the potential benefits to the community. After discussion, Mr. Garnjost moved to recommend approval. Mrs. Laurie seconded the motion and it passed unanimously with the regular members voting.

ZBA #039-04 First Stamford Place L.L.C. & Fairfax First Stamford L.L.C. requesting a variance of Article IV, Section 13.G.1 (sign regulations) to permit a wall sign on the front of Building 200 at 151 Greenwich Avenue. The Board tabled action on this matter, due to a lack of information on the proposed signage.

There being no further business, the meeting was adjourned at 10:50 PM.

Respectfully submitted,
Marggie Laurie, Secretary

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