

MINUTES OF PLANNING BOARD PUBLIC
HEARING AND REGULAR MEETING
#3392 TUESDAY, JUNE 1, 2004
4TH FLOOR CAFETERIA 888 WASHINGTON
BOULEVARD, STAMFORD, CT

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

The Chairman, Mr. Hill, opened the regular meeting at 7:00 PM.

Lease Agreement between the City & St. John's Roman Catholic Church.

Deputy Corporation Counsel Sybil Richards presented the lease for parking. Mr. Garnjost moved to recommend approval. Mrs. Laurie seconded the motion and it passed unanimously with the regular members voting.

Reinstatement & Amendment of a 1999 Three Party Purchase/Sale

Agreement **among the City, Wyeth & Collins Magee, LLC.** Mr. Stein and Attorney Richards reviewed the history of the purchase of property on McGee Avenue. After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously.

Zoning Board of Appeals Referrals:

ZBA #053-04 Bernardine Sisters of Third Order of St. Francis of Stamford, CT, Inc., requesting a modification to a special exception at 161 Skymeadow Drive. Mr. Redniss and Attorney Jerry Fox III explained the proposal to allow for the subdivision and subsequent sale of part of the property. Mrs. Laurie moved to recommend approval. Mr. Garnjost seconded the motion and it passed unanimously with the regular members voting.

ZBA #054-04 Robert Bruce Aillery, requesting variances of height, coverage, to allow an existing non-conforming building to remain & to expand a non-conforming use at 84 Knickerbocker Avenue.

ZBA #059-04 Scott & Mona Baird, requesting variances of coverage & setbacks in order to replace an existing dwelling at 204 Davenport Drive. Mr. Redniss presented the application. Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously with the regular members voting.

Public Hearing at 7:35 PM.

Subdivision 3871, 103 Rock Spring Rod for the subdivision of property into e lots. Mr. Leydon, Mr. Willis and Mr. Knight presented the application. They explained that this plan was a modification of a previously denied subdivision. By moving the existing house forward they achieve greater open space and remove most of the parking in the front. While they meet parking requirements additional parking spaces can be provided if necessary.

Several neighbors spoke in opposition stating that the area was heavily congested and could not tolerate additional development. The owner of 111 Rock Spring Road asked that the proposed house be moved 24 feet to the rear to increase the separation from his home on the adjoining lot. Mr. Pugliesi, the applicant's engineer stated that, due to grade, moving the house to the rear would result in the need for fill, a retention wall and the loss of trees. Mr. Leydon stated that the applicant would be willing to add screening. There being no further questions, this portion of the hearing was closed.

Master Plan Amendment 379, Pitney Bowes requesting a change from Category 15 to Category 12 for property in the South End. Mary Maarbjerg, Vice President of Pitney Bowes reviewed the evolution of manufacturing in Stamford. She stated that plant complex is obsolete and that it will be closed in September. She added that Pitney Bowes had engaged in a planning process and concluded that the 20-acre site should be developed as mixed use.

Rick Redniss reviewed the outreach effort by Pitney Bowes and provided the Board with 9 letters of support. He stated that the proposed mixed-use development would be consistent with the Master Plan. He said that they planned to develop the property consistent with a modified MXD zone. He argued that it was not an ideal school site and provided a tax analysis showing a substantial increase in the case of a mixed-use project.

Mary Maarbjerg stated that the Phase III environmental assessment had been completed and that the remediation costs were manageable.

Bill Hennessey representing Heyman properties submitted a letter of support. Frank Mackio, a business owner in the South End questioned the impact on small business. He added that a Master Plan change prior to a development plan was premature.

There being no further questions, the Public Hearing was adjourned and the Regular Meeting resumed.

Zoning Board Referral

ZB Appl. #204-09 Richard Redniss, requesting a text change to the MXD-B District & adding a new definition, Live-Work. Mr. Redniss reviewed the proposed amendment. He explained the process for enlisting comments from community stakeholders. The Board members raised questions regarding the proposed height, live/work concept, flex-space and overall process. Mr. Hennessey spoke in representation of Heyman properties. Action was tabled pending the receipt of additional information.

ZB Appl. #204-10 Southern Life & Health Insurance Co., requesting a text amendment to Section 9-C.6, IP-D Designed Industrial Park District Regulations. Attorney Ted O'Hanlon presented the application. He explained the history of the sites and the need to provide for additional parking. He said that the proposal supports the Master Plan. Attorney Hennessey spoke in representation of a neighboring property owner, SAC Corporation. He stated that his client opposed the application and that the proposed parking will adversely impact SAC's property. He said that the proposal will have an impact on all non-conforming properties at Soundview Farms and that there was nothing in the Master Plan to support this application. The Planning Board tabled further discussion and action on this matter.

There being no further business, the meeting was adjourned at 10:40 PM.

Respectfully submitted,
Maggie Laurie, Secretary

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