

MINUTES OF PLANNING BOARD
REGULAR MEETING #3315
TUESDAY, JANUARY 15, 2002 - 6:30 PM
7TH FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; John Garnjost; Rose Grosso; Randy Caravella; and Claire Fishman. Present for staff: Robin Stein, Land Use Bureau Chief, and Carol Davis, Senior Planner.

Mr. Hill opened the meeting at 6:45 PM

Master Plan 2000

Board members reviewed sections C and D of the Master Plan draft. Corrections of the text and questions for the consultants were discussed. It was proposed that Steven Mackensie be invited to attend a meeting to explain the incentives being used for commercial improvements (Section C-3.4 of the draft.)

After a 5 minute break the meeting resumed at 8:15 PM.

The order of business was rearranged.

Zoning Board referrals:

APPL. 201-31 - Westover Park, Incorporated requesting Map Change from C-D Designed Commercial District to R-10 Single Family Residence District for property at 77 Havemeyer Lane.

APPL. 201-32 - Westover Park, Incorporated requesting Text Change to add a new Subsection U to Article III, Section 7.

APPL. 201-38 - Starwood Buckingham, LLC, requesting Special Exception under Section 9-BBB, 4 to allow a residential use in a C-D Designed Commercial District at 77 Havemeyer Lane.

Pursuant to her written request Elinor Goodman spoke in favor of the Westover Park applications stating that there should be single family homes at this site since apartments are no longer needed.

Mr. Stein then summarized the three applications and the comments made at the January 8 meeting. He said one can argue that single family or multi family homes are not inconsistent with the surrounding area. He repeated that there are procedural issues associated with the proposed text change. He said many traffic reports have been submitted and suggested that a thirty day extension is unnecessary since there has been ample time for review of the previous, more intense development. He explained that the Zoning Enforcement Officer and Legal Counsel have confirmed that the office building can remain as a non-conforming use. He stated that there is an affordable housing component to Appl. 201-38 and that 20 affordable units is a great opportunity.

On a motion by Mrs. Fishman, seconded by Mr. Garnjost, the Board voted unanimously to recommend denial of Appl. 201-31 for the reasons cited above.

On a motion by Mrs. Fishman, seconded by Mrs. Grosso, the Board voted unanimously to recommend denial of Appl. 201-32.

Mr. Stein reviewed Appl. 201-38 and the public comments made on January 8 regarding that application. He explained that the previous plan had many units on Havemeyer Lane and now there are only 6 units in 2 buildings. He said this plan shows more parking and more open space.

On a motion by Mrs. Grosso, seconded by Mr. Garnjost, the Board voted unanimously to recommend approval of Appl. 201-38.

Pending Subdivision:

Subdivision #3796 – Robert J. O’Brien for subdivision of property into two parcels at 204 Wardwell Street. Mr. Stein announced that this subdivision has been withdrawn.

Zoning Board of Appeals referrals:

ZBA Appl. 016-02 Icon Identity Solutions, requesting Variance of Section 13, Subsection O, Paragraph (1) and Paragraph (2) to install 3 identical signs on buildings 100 and 300 at 151 Greenwich Avenue (First Stamford Place) in the C-I Intermediate Commercial District.

Mr. Stein described the application and explained that at issue is a question of precedent. He suggested that staff check with the applicant to determine what is a reasonable size. Action was deferred.

ZBA Appl. 019-02 The Stamford Church of Christ, requesting Special Exception to construct a 8,483 sq. ft. addition to an existing church building at 1264 High Ridge Road in the R-20 Single-family Residence District.

Mr. Stein reviewed the request, explaining that the Planning Board reviewed a similar earlier application and recommended approval at that time.

On a motion by Mrs. Grosso, seconded by Mrs. Fishman, the Board voted unanimously to recommend approval with the same comment made before about commercial parking.

ZBA Appl. 021-02 Ermes Falero, requesting authorization to add a Used Car Dealership to an existing legally non-conforming auto repair business at 307 West Main Street in the R-MF Multi-family Residence Design District.

On a motion by Mr. Garnjost, seconded by Mrs. Fishman, the Board voted unanimously to recommend denial. The reason for denial was intensification of a non-conforming use.

ZBA Appl. 023-02 Robert A. Nizlek, VMD, requesting Variance of Table IV, Appendix B, for front setback 0' in lieu of 10', so that 9 existing parking spaces along the southerly property line can be recognized as legally non-conforming. The property is located at 2053 West Main Street in the M-L Light Industrial District.

After a review of the parking layout it was agreed that the Planning Board cannot, for traffic safety, accede to the request. On a motion by Mr. Garnjost, seconded by Mr. Caravella, the Board voted unanimously to recommend denial.

ZBA Appl. 024-02 Getty Petroleum Corp., requesting a Special Exception and Variance of Section 11, C-1 to allow the sale of items normally associated with a convenience store at a gasoline station located at 59 West Broad Street in the C-N Neighborhood Business District.

On a motion by Mrs. Fishman, seconded by Mr. Caravella, the Board voted unanimously to recommend approval conditioned on reorganization of the parking, improved maintenance and landscaping.

Old Business

It was agreed to return to the Master Plan on February 12, 2002 and perhaps meet with the consultants on February 19, 2002.

Mr. Stein reported on the status of the "hole in the ground" and the Target application. He said the safe debt limit has been established at \$29 million.

The meeting was adjourned at 10:15 PM.

Respectfully submitted

Duane Hill, Chairman

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