

MINUTES OF PLANNING BOARD
PUBLIC HEARING & REGULAR MEETING #3317
FEBRUARY 12, 2002
4th FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Marggie Laurie; John Garnjost; Rose Grosso; and Claire Fishman. Present for staff: Robin Stein, Land Use Bureau Chief; and Carol Davis, Senior Planner. Also present John Shapiro of Abeles Phillips Preiss and Shapiro and Rob Lane of Regional Plan Association.

Mr. Hill opened the meeting at 6:30 PM.

Master Plan 2000

Mr. Shapiro distributed an agenda for the evening with a Timetable for production of final products and an updated copy of the Community Input Report. It was agreed that the Policy Report and Master Plan Map are the only documents to be formally adopted. All other documents will be incorporated by reference. Mr. Shapiro said the Neighborhood Plans can be adopted later, if desired.

Mr. Lane said that Todd Bressi can provide a graphic summary and/or a poster summarizing major initiatives. He said that half of the \$65,000 needed to produce a graphic report has been raised. It was agreed that the final graphic report will be a small summary document and is not to be adopted.

Mr. Stein said he is reviewing the cost of publishing the map in the Advocate and that estimates are \$36,000 for 3 full pages. He said it may be possible to reduce the cost with an insert or 2 page map. It was suggested that there be Spanish and perhaps other foreign language editions. This would involve a translator and additional printing expense. Mrs. Laurie suggested that we make a request for volunteers to translate the summary and then place the translation on the WEB. Notice of the public hearing can go out with the tax bills and into the next mayor's newsletter.

It was agreed that the public hearing should take place before the end of June so that the Planning Board can complete its work and adopt the plan in July. Mr. Hill emphasized that the plan should be part of a dialogue for the future, not a static document. The graphic document is not to be adopted and should be ready for a public event in the fall.

Mr. Lane asked that members review the urban design and traffic reports to ascertain that nothing in them is missing from the policy report. Mr. Shapiro asked that the Planning Board review the CAM Addendum before it is incorporated in the final report. Mr. Hill said since the '84 plan will no longer have legal status we must be sure that all important parts of the '84 plan are included in the new plan.

It was determined that more research is needed regarding flex space. New criteria is required. Mr. Lane said he would develop performance standards for heavy industry and definitions to protect against stealth office development.

There was concern about verbiage in the Mixed Use Overlay district, in section D-3.6 regarding the Yale & Towne site and C-1.6 regarding office conversions. Mr. Shapiro said he would make the necessary corrections. Mr. Shapiro made note of other recommended modifications to the land use categories.

After discussion about the planned development districts, the Board made it clear that it is concerned about another review panel, not the districts as such. It was agreed that the existing boards should handle approvals but that guidelines will be needed. More thought should be given to how to develop guidelines, sharing the responsibility with other boards.

Mr. Lane distributed a research paper on growth management in other cities. Mr. Lane said the issue of pedestrian crossings is covered in the urban design section and other traffic questions under C-4 will be reviewed in discussions between Jeff Zupan and Tom Bruccoleri.

A corrected copy of the Policy Report will be sent to the Board and another meeting scheduled for March 12. Matters for that agenda include, the M-G and M-L districts, Growth Management and the map. Members agreed to submit any proposed map changes to Mrs. Davis prior to the next meeting.

The meeting was adjourned at 11:00 PM.

Respectfully submitted,
Maggie Laurie, Secretary
Stamford Planning Board

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