

MINUTES OF PLANNING BOARD - REGULAR MEETING, #3325
TUESDAY, APRIL 30, 2002 - 7:30 PM
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Mr. Hill opened the meeting at 7:30 PM.

Stephen MacKenzie, Director of Economic Development, gave his perspective on the consultants' economic development report and his evaluation of existing and future economic development in the city. He said he is impressed with the work of the consultants and commended their communication with City departments. He said the consultants' economic report looks at development as a continuum, rather than suggesting choices.

Mr. Mackenzie distributed "Development in Stamford", a compendium of recently approved projects, and explained that there are other projects coming along. He commented that Stamford's unemployment is the lowest in the state and that in the current slump the City is out-performing most of the United States, yet it has just reached its 1987 level of employment. He said Stamford is targeting certain industries (i.e. biotech, entertainment, FIRE, and IT companies) because of State incentives and because Stamford's quality of life is attractive to industries with well paid employees. He explained that due to the high cost of industrial space and housing the City cannot attract mass manufacturers.

APPL. 202-02 Richard Redniss and Downtown Special Services District requesting Text Change to Section 3-A-2.1 Adult Entertainment establishment; Section 7-P; and Appendix A.

Mr. Stein introduced this application and reviewed the City's efforts to implement protection of first amendment rights. Richard Redniss explained that this text is based on regulations adopted by New York City, Los Angeles, Islip, and Indianapolis. He said Kathy Emmet has done extensive research and that New York's regulations have been through the courts and have been found to protect neighborhoods as opposed to forbidding freedom of expression.

Mr. Garnjost questioned whether 500 feet is a sufficient setback. Mr. Redniss replied that 500' is standard and any greater distance might eliminate the Stamford areas where this use is permitted altogether. Mr. Garnjost recommended that "churches" be changed to "religious institutions" and suggested that "oil rub" be added to section F.

Mrs. Dell asked how this relates to adult physical culture establishments. Mr. Redniss said they are exempted but he would investigate the effect on places like Noelle and Coco. He explained that the exact wording is still under review. There was discussion about maximum floor area and the effect of this regulation on existing massage parlors. Mr. Stein said he would check whether they could be legally non-conforming.

Mr. Hill said more time is needed to consider the issues and he deferred action to the next meeting.

ZBA Appl. #031-02 Carol and Michael Fedele requesting frontage Variance, 51.48' and 11' in lieu of 75', so as to subdivide property at 236 High Ridge Road in the R-10 Single family Residence District.

Mr. Stein displayed the site plan. He explained that neither lot would have 75 foot frontage and the accessway would be part of the lot area. He said the issue is one of precedent and if there are to be more houses in the area there should be a zone change.

Mrs. Grosso said she opposed setting a precedent. Mr. Garnjost said there is a big difference between 11 feet and 75 feet. Mr. Hill said he would be more concerned if there had been opposition from the neighbors.

On a motion by Mrs. Laurie, seconded by Mrs. Dell the Board voted 3 to 2 to recommend approval. Mrs. Laurie, Mrs. Dell and Mr. Hill voted in favor. Mrs. Grosso and Mr. Garnjost were opposed. Mrs. Fishman did not vote.

ZBA Appl. 061- 02 Jon Pompea requesting rear setback Variance to construct an addition to a building at 297 Selleck Street in the M-G General Industrial District.

Mr. Stein reviewed the application saying that the ZBA has approved rear variances in the past. Mrs. Grosso said the applicant should formalize and pave the parking area and add landscaping and a sidewalk.

On a motion by Mrs. Grosso, seconded by Mr. Garnjost, the Board voted unanimously to recommend approval. Mrs. Fishman did not vote.

Master Plan 2000

There was a brief discussion about arrangements for the meeting with other boards on May 15. It was determined that Mr. Hill will chair the meeting and that documents will be sent to members of the boards.

Mr. Garnjost proposed changing the Neighborhood Plans regarding Terry Connors Ice Rink. The Board members agreed not to designate any future location.

Mrs. Dell said there should be a recommendation to increase community police substations.

Mr. Hill asked for an explanation of "Location Efficient Mortgages".

Minutes for approval

#3323 April 16, 2002 – Unanimously approved (DH, ML, CF, RG, JG, TD)

The Board agreed to meet at 6 PM on May 2, 2002 to complete review of the Neighborhood Reports. The meeting was adjourned at 10:45 PM.

Respectfully submitted

Marggie Laurie, Secretary

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