

MINUTES OF PLANNING BOARD - REGULAR MEETING, #3327  
TUESDAY, MAY 7, 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; Rose Grosso; Helane Rheingold; Claire Fishman; and Teri Dell. Present for staff: Robin Stein, Land Use Bureau Chief.

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

**Memo from Mayor Malloy** regarding Lease of Government Center premises by Congressman Christopher Shays

Mrs. Dell made a motion to recommend approval of the lease. Mrs. Grosso seconded the motion and it was unanimously approved. Mrs. Fishman was not present to vote.

**Supplemental Capital Project Appropriation Request** to acquire 4 WPA Murals, \$267,500.

Juliana Sciolla made a presentation about the murals. On a motion by Mrs. Grosso, seconded by Mrs. Laurie, the Board voted unanimously to recommend approval. Mrs. Rheingold did not vote.

**ZBA Appl. 072- 02 Bi-Cultural Day School, Inc.** requesting Modification of Special Exception to construct security fencing and an employee residence at 2186 High Ridge Road in the RA-1 Single-family Residence District.

Attorney William Hennessey presented the application. He said a “gate house” residence is proposed and a variance is required since the residence is considered an accessory building in the front yard.

On a motion by Mrs. Rheingold, seconded by Mrs. Dell, the Board voted unanimously to recommend approval. Mrs. Fishman was not present to vote.

**APPL. 201-04 Riverbend Associates** requesting Text Change to Section 9 by adding a new subsection BBBB HT-D High Technology District.

Mrs. Fishman arrived.

Attorney Michael Cacace, representing Riverbend, explained the variety of industrial activities, as well as the new generation of R&D that occur on the 40 acre site. He reviewed a “red-lined” version of the application. He said a new floating zone would be created subject to site plan review. He said the FAR remains consistent with MG/ML zones and the text places a cap on parking. He said the zone will allow, foster and protect hi-tech uses and it will help in marketing.

Mrs. Grosso and Mr. Hill questioned the increase to 25 acres in the minimum parcel size and the limiting impact that it would have. Mrs. Dell suggested removing “In no event” in c and d. Mr. Hill suggested changing “which” to “where” in the 1. Purpose.

Stephen Mackenzie, Director of Economic Development, explained the importance of the proposed zone. He said it provides a good marketing tool and will foster hi-tech without draining offices from the downtown.

Sandra Goldstein, Executive Director of the Downtown Special Services District, reviewed the process of reaching agreement on the proposed zone. She said the 25 acre minimum is proposed to determine if the zone works on a pilot basis. She repeated that it is hard to distinguish between office and high tech uses.

Jack Condlin, President of the Chamber of Commerce, explained the importance of developing industrial zones. He said he originally supported a lower acreage threshold.

Martin Levine, representing the DSSD, explained that there is no longer any incentive since FAR's have not changed. He said there will be no incentives in the present proposal; that office use must be eliminated and replaced with flex space if incentives are to be provided. He said the Planning Board should consider these changes in future zoning and should consider eliminating structured parking.

This matter was deferred to a future meeting.

**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.

Richard Redniss presented revisions to the proposed text. He responded to questions raised at the last meeting relating to the 500' rule's impact on other uses and the impact on existing "adult" uses. He said the regulation would not shut down existing establishments.

On a motion by Mrs. Dell, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval with the suggestion that Corporation Counsel review the text. Mrs. Rheingold did not vote.

**ZBA Appl. #042-02 Steven Zeide** requesting Variances - front yard (9' in lieu of 15'), side yard (.4' in lieu of 6'), rear yard (2.2' in lieu of 20'), coverage (63% in lieu of 30%), and parking - to permit expansion of non-conforming kennel by enclosing existing concrete kennels, extending roof over existing concrete walkway and adding 12 kennels at 28 Long Ridge Road in the C-N Neighborhood Business District.

Mr. Hill said this request involves issues of parking and expansion of a non-conforming use as well as the impact on a residential area. Mrs. Rheingold recommended denial but said she has no objection to extending the roof over the walkway. Mrs. Grosso seconded the recommendation and the recommendation to deny was unanimously approved. Mrs. Fishman did not vote.

Minutes for approval

#3324 April 23, 2002 unanimously approved as corrected (DH, ML, CF, TD)

The meeting was adjourned at 10:30 PM.

Respectfully submitted

Marggie Laurie, Secretary

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