

MINUTES OF PLANNING BOARD - REGULAR MEETING #3339
SEPTEMBER 24, 2002
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

The Chairman, Mr. Hill, opened the meeting at 6:30 PM.

Pending Subdivision:

Appl. #3814, M&M Goldblum Family LLC. 2 lots, Orchard and Selleck Streets. Mr. Stein reviewed the application and draft conditions. After discussion, Mrs. Grosso moved to approve subject to conditions. Mrs. Dell seconded the motion and it passed unanimously voting: Hill, Laurie, Grosso and Dell.

With the following conditions:

1. Site development shall not begin until a soil erosion and sedimentation control plan is approved by the Environmental Protection Board and those control elements scheduled for installation are in place and functional (note to appear on final map).
2. The Storm Water Management Plan shall be subject to review and approval by the City Engineer.
3. In accordance with CGS-8-26c, approval shall expire on September 27, 2007, unless all "work" as said term is defined in CGS-8-26c(b), has been completed by said dated (note to appear on final map).
4. Provision of screening along the easterly boundary of the property.
5. Subdivision reference number to be placed on final map.

MP-377 Master Plan 2000:

The Board then continued the review of MP-377 Master Plan 2000. The first items reviewed were pending map items. The Board agreed to maintain the proposed Master Plan designations for the area west of Washington Blvd. and north of the UCONN garage. It was felt that the area would be subject to design review and inclusionary zoning and that adequate depth along the west side of Washington blvd. was necessary to provide for future development.

Regarding the Adams/Hanrahan area it was decided to table a decision pending a chance for Board members to review the area in question.

Regarding the request by Bongiorno to place properties along West Avenue in a commercial designation, the Board agreed to place the properties on the West side of West Avenue in Category #7 but not to change the property adjacent to Orlando Ave. It was further agreed to review the designation of former Southfield Village, presently recommended for Category #3.

The Board agreed to change the Land Use Designation for the Cummings Point area back to a Category #1 Residential designation.

Regarding the proposed revisions to the Land Use designations along Selleck Street adjacent to Durant Street, Rob Lane pointed out that the area was surrounded by residential designation and appears as a “spot” designation. The Board agreed to consider this area at its next meeting.

Mr. Stein brought up the concerns expressed by B&S Carting regarding the changed designation of part of their property in the South End to residential. After discussion it was agreed to maintain the change to express the Board’s long-term goal for the area. Mr. Stein reported that B&S Carting was interested in a possible relocation to the City’s transfer site. The Board agreed to contact the Mayor regarding this possibility.

Regarding the 608-616 property presently split by two designations, the Board agreed to place the entire property in Category #9.

After discussion, the Board agreed to keep the parcels on Belltown Rd. in Category #6. Mr. Stein suggested that the neighbors would be less concerned if the one long parcel was placed in two categories—the northerly portion in Category #2. The Board opposed this change and the proposal for this area was maintained.

The Board then reviewed the Collar designation for the area north of Hoyt St. Rob Lane suggested that the revised language for Sections D1.8 and D3.5 be incorporated into the Land Use Category #9 definition. The consultants and staff would attempt to have a revised definition for the next meeting.

There was extensive discussion regarding Accessory Apartments but no resolution of the issue.

The Board agreed to simplify the text definition for Category #17—open Space Overlay. Two private school properties were deleted from this (Pipers Hill and KLHT).

Under definitions #1 and #2 it was agreed to delete the (eg. Conservation Subdivision).

The Board also agreed to revised language for the definition of Category #5, Residential High Density to clarify the text and bring the density requirements into compliance with the Mill River Plan.

There being no further discussion, the meeting was adjourned at 9:45 PM.

Respectfully submitted,
Duane Hill, Chairman, Stamford Planning Board

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