

MINUTES OF PLANNING BOARD
REGULAR MEETING #3303 - SEPTEMBER 25, 2001
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Mr. Hill opened the meeting at 7:30 P.M.

Memo from Mayor Malloy regarding Lease for the Bartlett Arboretum.

Andrew McDonald referred to the court ruling upholding the Master Plan amendment regarding the Mill River. He said that Uconn has neglected the Arboretum and has no long-term interest in the Arboretum. He explained that Uconn will transfer the property back to the DEP and DEP will transfer the property to the City along with \$2 million for capital improvements. He said the lease between the City and Arboretum Association will run for fifty years and the association will continue to manage the Arboretum with the City as the source of operating expenditures. He said the City has committed \$350,000 for the first five years and that any capital improvements would be subject to the City Charter.

Leon Katz, Acting President of the Association, and Peter Lyons of the Executive Board explained that there are several paid employees as well as volunteers. They said the Arboretum would become part of a greenway system.

On a motion by Mrs. Laurie, seconded by Mr. Garnjost, the Board voted unanimously to recommend approval.

Meeting with John Lindquist regarding technology in the schools. Mr. Lindquist explained that the technology grant is to fund a mobile computer cart project at the two high schools. He said research stations for English classes would also be developed. He explained that Rippowam Center will be the lab connecting to the other schools and to the State high-speed system. He said capital funds have been focused on the middle and high schools.

Mr. Lindquist reviewed overall progress of the school technology program. He said the schools are moving ahead on providing infrastructure and that a technology-based curriculum is being implemented at the Academy of Information Technology as the Beta site. He said it is necessary to fully integrate teachers into the system.

Zoning Board Referrals:

APPL. #201-17 Roseland Property Company requesting SPECIAL EXCEPTION for Floor Area Bonuses; Convert Commercial Floor Area to Residential; Increase Residential Density to 400 s.f. /unit; Authorize Fee-in-Lieu payment for 100% of "BMR" Units for property at Tresser Boulevard and Greyrock Place, commonly known as "Parcel-38", in the CC-N Central City North Zoning District.

Mr. Stein reviewed the proposed project and made reference to general compliance with the Master Plan.

There was discussion about the 100% fee-in-lieu. Mr. Hill said approval would allow the Zoning Board to use its discretion in determining whether or not to go to 100%. He said dollars would be tied to the building permit in a sufficient manner so as to guarantee housing. It was agreed to request Planning Board review.

On a motion by Mrs. Laurie, seconded by Mrs. Fishman, the Board voted unanimously to recommend approval.

APPL #201- 22 Roseland Property Company requesting a SPECIAL EXCEPTION pursuant to Article II, Section 3-A, 39.2, Floor Area, to allow fifth and sixth level of above grade parking for phase 2 to be excluded from Floor Area calculations for property at Tresser Boulevard and Greyrock Place, commonly known as “Parcel-38”, in the CC-N Central City North Zoning District.

On a motion by Mrs. Fishman, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval.

APPL #201-28 Richard W. Redniss, AICP requesting TEXT CHANGE To AMEND Article II, Section 3, Definitions, Paragraph No. 39.2 “Floor Area”, the last sentence to read as follows:

In addition to the factors set forth in the preceding sentence, the Zoning Board shall make the following findings when reviewing an application to exclude a fifth and sixth level of above-grade parking from FAR - (1) required minimum parking as set forth below can not be provided with one below-grade garage level and four above-grade garage levels due to any of the following: (a) unusual shape and/or size of the lot, (b) the location of existing structures to be preserved, © the additional parking requirements of housing and/or retail uses, (d) the provision of at grade public open space, or (e) the provision of a through block connection; (2) office use shall be provided with not more than 3.0 spaces per 1,000 square feet of gross floor area; and (3) the ground floor of the building shall be activated at the street with retail and/or other suitable uses.

Mr. Hill questioned the need for (d) and (e). Mr. Redniss said he would agree to eliminate (e). The Board agreed that “additional” should be removed from (c) and require two or more of the criteria to be met. It was also suggested that, since office was not an included use, that item #2 be modified to state, “Office use, if included...” In response to a question from Mrs. Laurie, Mr. Redniss said that through traffic would be discouraged and that the emphasis would be on pedestrian enhancements. The Board members suggested that retail uses should be targeted toward neighborhood convenience such as a grocery store and pharmacy.

On a motion by Mrs. Grosso, seconded by Mrs. Laurie, the Board voted unanimously to recommend approval as amended.

APPL #201-29 Roseland Property Company requesting SPECIAL EXCEPTION pursuant to Appendix B, Footnote 7, to allow the building area to equal up to one hundred percent (100%) with no rear yard required for property at Tresser Boulevard and Greyrock Place, commonly known as “Parcel-38”, in the CC-N Central City North Zoning District.

After discussion, Mrs. Laurie moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously.

4. Zoning Board of Appeals Referrals:

ZBA Appl. #153-01 Sperjohn and Norma Hudson requesting VARIANCE of residential density to legalize an existing third unit in a non-conforming two family house at 28 Wilson Street in the R-5 Multi-family Residence District.

Mr. Stein reviewed the request and the issues of non-conformance, over-intensification and lack of parking. After discussion, Mr. Garnjost moved to recommend denial for the above stated reasons. Mrs. Grosso seconded the motion and it passed unanimously.

ZBA Appl. 160-01 Our Lady Star of the Sea Corporation requesting Modification of Special Exception to revise plan for a covered walkway at 1200 Shippan Avenue in the R-7.5 Single-family Residence District.

Mr. Stein reviewed the application which was a modification of one previously approved. Ms. Laurie moved to recommend approval. Mrs. Frshman seconded the motion and it passed unanimously.

Old Business:

Mr. Hill suggested that it would be helpful if the Law Department would include a one-page summary with pertinent information for review of proposed leases. It was agreed to forward this request to the Law Department.

New Business:

The meeting was adjourned at 10:10 PM.

Respectfully submitted,

Marggie Laurie, Secretary
Stamford Planning Board

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