

MINUTES OF PLANNING BOARD
REGULAR MEETING #3260 - TUESDAY, MAY 9, 2000
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Tim Abbazia; John Garnjost; Marggie Laurie; Helane Rheingold; and Claire Fishman. Present for staff were: Robin Stein, Land Use Bureau Chief; and Carol Davis, Senior Planner.

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

Memo from Mayor Malloy regarding Lease of 141 Franklin Street.

Burt Rosenberg from the Law Department said the City is leasing space for a health clinic to operate in Franklin Common. He said the rent is subject to re-negotiation after five years. Mr. Garnjost suggested incorporating more specific language regarding the lease renewal and Mr. Rosenberg said he would do so. Mr. Garnjost also suggested correcting item #5 to add "days" in the first sentence. Mrs. Laurie expressed concern about adequate parking and Mr. Rosenberg assured her that there is sufficient space on the lot.

On a motion by Mrs. Laurie, seconded by Mr. Garnjost, the Board voted unanimously to recommend approval with the changes noted above. Mrs. Rheingold did not vote.

Memo from Mayor Malloy regarding Stamford Center for the Arts - Palace Theater Reconstruction of Kiwanis Park - Easement, License and Lease Agreements.

Mr. Rosenberg explained that only the lease is being considered by the Planning Board. He said the lease grants the theater the right of way during construction and in return the Stamford Center for the Arts will reconstruct the park at a cost not greater than \$300,000. He said the lease covers a three year period and reconstruction plans are subject to City approval. He said that demolition of the smoke stack is a City responsibility.

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

3. Zoning Board Referrals:

APPL. 20-007 - 999 Bedford Street Corporation requesting Map Change from R-MF, Multiple-Family Residence Design District, to C-B, Community Business District, for property at 47-49 Hoyt Street.

Mr. Stein said an application for a Master Plan change to enable this zone change was denied by the Planning Board and that denial was overturned by the Board of Representatives. Due to his owning stock in the bank Mr. Stein asked to be recused from participation in the discussion.

Attorney Joseph Tooher, representing the applicant, reviewed the bank's need for a zone change and recalled the history of the Master Plan amendment. He said that the zone change will bring the parcel into conformity with the Master Plan. He said the bank does not intend to demolish the house and it will relocate the tenants prior to renovating the building for offices.

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

Zoning Board of Appeals Referrals:

APPL. 053-00 - Lindale Street LLC requesting Variance of Appendix B to reduce the front setback from the street center line to 22.0' in lieu of 35.0' and Variance of Section 12-C to permit a parking space 8.0' from the street line in lieu of the required 10.0' for construction of 8 residential units on Lindale Street in the C-L Limited Business District.

Mr. Stein explained that this parcel was used for parking when 300 Broad Street required more parking for office use. He said that under the zoning regulations nine or ten units would be allowed on the lot. He said that the variance is not inconsistent with existing development on the street since it maintains the existing street line. Randy Salvatore of RMS Real Estate Development said the 11,000 sq. ft. units will have two bedrooms and 1.5 baths.

On a motion by Mrs. Laurie, seconded by Mr. Abbazia, the Board voted unanimously to recommend approval. Mrs. Rheingold did not vote.

Pending Subdivision:

Sub. Appl. #3763 Jerry Effren - Greyrock Ridge for subdivision of property into 16 parcels on the west side of Pepper Ridge Road.

Mr. Stein said a letter was submitted withdrawing the application. Mr. Hill said this was an appropriate action. Mr. Stein related the sequence of events relating to this application and expressed his opinion that a well designed cluster is the way to go. He said he hopes all will consider this option.

Old Business:

Referring to an article in the *Sunday Advocate*, Mr. Stein said an ad hoc committee has been trying to get agreement on a redevelopment plan for the Mill River, appropriate zoning regulations and procedures to implement the plan. He said affordable housing was the main issue and that while the committee agreed to 12% inclusionary housing there was no agreement on a fee in lieu alternative. He said a final meeting was held with non-profit and for-profit developers and there was a healthy discussion with no attempt for consensus. He said the Board of Representatives members have chosen not to meet again. He reported that the Zoning Board is proceeding with draft regulations and said that while developing affordable housing will be difficult all should pull together to that end.

New Business:

The schedule for Master Plan 2000 meetings was corrected to add a meeting on May 18, 2000 for the consultants, the Land Use Committee of the Board of Representatives and the Planning Board. Mrs. Davis said that the meetings with the schools will all take place at 7:15.

There being no other business the meeting was adjourned at 8:50 PM.

Respectfully submitted,
Tim Abbazia, Secretary
Stamford Planning Board

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