

MINUTES OF PLANNING BOARD
REGULAR MEETING #3262 - TUESDAY, MAY 30, 2000 - 7:15 PM
4th FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Marggie Laurie; Donna Loglisci; and Claire Fishman. Present for staff were: Robin Stein, Land Use Bureau Chief; and Carol Davis, Senior Planner.

Mr. Hill opened the meeting at 7:20 PM.

Master Plan Presentation - Westhill High School Economics Class

Mr. Stein introduced Dan Macarski, Chairman of the Social Studies Department at Westhill High School, whose economics class participated in the master planning activity. Four groups of students presented their proposals for use of the 35 acre CYTEC site on West Main Street. The first group explained that since young people can find limited entertainment in Stamford they must go out of town for many activities. The group suggested a market with stores and restaurants as well as areas for mini golf, batting cages and picnics. A second group proposed an office park for technology businesses which could tie in with the technology program in the public schools. Another group responded to neighborhood concerns as expressed in surveys and interviews. They proposed a mix of housing, parks and retail (supermarket & drugstore). The final group presented a slightly different mix of housing, park and retail uses with a greater emphasis on affordable housing. There seemed to be a general consensus that some of the streets that dead end at the property line should be extended through the area to relieve traffic congestion on West Main Street.

The members of the Planning Board expressed their thanks to all concerned for the many ideas presented and agreed that they will discuss how to build on this initial project for future planning projects at the high school.

Pending Subdivision:

Sub. Appl. #3768 Salvatore R. Gatto for subdivision of property into 3 lots at 1355 Hope Street.

Mr. Stein reviewed the application and the comments received at the public hearing. Mr. Hill commented that development of the property will be an improvement over what is there now. Mr. Stein said that the proposed conditions reflect the EPB report and that staff has added language to encourage additional screening where appropriate. He said there was some discussion about requiring common driveways but that this would not significantly improve safety and would reduce the useable yard space.

On a motion by Mrs. Laurie, seconded by Mrs. Loglisci, the Board voted unanimously to approve the subdivision with the following conditions:

- 1) Delineation of "Open Space Preserve/Conservation Area - to be maintained in a natural state except as may be authorized by the Environmental Protection Board;" the area so designated is 19,450 square feet and is shown in color on a map dated December 31, 1999 modified on file in the Planning Board office.

- 2) Filing of a conservation easement to include the area designated as Open Space Preserve/Conservation Area. At the time of filing of the final subdivision map, this Area shall be field staked with iron pipes at all property boundaries and turning points of the easement boundary.
- 3) The development of lots 1, 2 and 3 shall be subject to review and approval of the Environmental Protection Agency (Note to appear on final map).
- 4) Significantly sized trees and stonewalls throughout the property shall be preserved to the greatest extent feasible (Note to appear on final map).
- 5) In-ground fuel tanks shall be prohibited.
- 6) 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).
- 7) A final landscaping plan, showing additional screening as reasonable within the conservation area, and a streetscape plan shall be subject to the review and approval of the Director of the Environmental Protection Board prior to the start of any site activity. (Note to appear on final map).
- 8) In accordance with CGS 8-26c, approval shall expire on May 30, 2005 unless all "work" as said term is defined in CGS 8-26c(b), has been completed by said date (Note to appear on final map).
- 9) Subdivision reference number to be placed on final map.

Zoning Board of Appeals Referrals:

APPL. ZBA #072-00 St. Clement of Rome Church requesting Special Exception for 1,954 sq. ft. addition to existing religious education building at 535 Fairfield Avenue in the R-6 Residential Zoning District.

Mr. Stein reviewed the application. It was agreed that there will be no negative impact on the neighborhood and that the proposal is consistent with the Master Plan. On a motion by Mrs. Laurie, seconded by Mrs. Loglisci the Board voted unanimously to recommend approval.

APPL. ZBA #077-00 Accurate Tool & Die, Inc. requesting Variance of Section 10A to construct a 35' x 40' light manufacturing/warehouse at 16 Leon Place in an R-MF Multi Family Residence District.

Mr. Stein described the proposal explaining that it is a generally accepted tenet not to encourage expansion of non-conforming uses. Mr. Hill and Mrs. Loglisci said they had visited the site and were concerned about the effect of this expansion on the surrounding residential neighborhood. Mrs. Laurie asked where there are areas in which this business could expand. She suggested that the Office of Economic Development be alerted to the threatened loss of this long time Stamford business and asked to assist them to find an alternate means of expansion.

On a motion by Mrs. Loglisci, seconded by Mrs. Fishman, the Board voted unanimously to recommend denial.

Minutes for Approval:

April, 2000 - Tabled for lack of a quorum.

Old Business:

Stamford Urban Transitway (Jefferson/Dock Connector)

Mr. Stein explained that a letter from the Planning Board supporting the objectives of the transitway may facilitate federal funding. Mr. Hill said it is the general consensus of the Board to have staff draft such a letter.

New Business:

There was agreement about the following schedule of meetings:

June 6 - Rippowam Master Plan Presentation

Presentation and discussion about the zoning regulations for the Mill River.

June 13 - Elementary School Master Plan Presentations

Vote on Mill River regulations and Kindercare referral from ZBA.

There being no other business the meeting was adjourned at 9:45 PM.

Respectfully submitted
Duane Hill, Chairman

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