

MINUTES OF PLANNING BOARD
REGULAR MEETING #3263 - TUESDAY, JUNE 6, 2000 - 7:15 PM
4th FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Marggie Laurie; John Garnjost; Tim Abbazia; 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 7:25 PM.

Master Plan Presentation - Rippowam Magnet School

Mr. Stein introduced Patrick Alarcon, John Kulish and Betsy Nagurney, teachers at Rippowam who worked with seventh grade students on this project. Seven students presented the results of a survey developed by Rippowam students and distributed to schools throughout the system. Survey results included strong support for more movies, parks and shopping malls. Mrs. Nagurney said the survey and results will be made available to the Planning Board. The teachers said this was a valuable learning experience for the students and expressed their desire to include a planning project in the seventh grade program next year.

The meeting resumed at 8:30 PM on the seventh floor after a break.

Supplemental Capital Project Appropriation Request - for Purchase of 4 Dial-a-ride vehicles, \$301,900.

Michael Ross and Michael Klubek of the Vehicle Maintenance Department reviewed the request. They explained that usage statistics have doubled in the last two years and that some busses are five to nine years old. They said this request will replace four 1991 busses. They explained that this was not in the 2000-01 capital requests because there was a personnel change in the department. They explained that the old busses will be auctioned off but that the FDA will be reimbursed from the sale.

On a motion by Mr. Garnjost, seconded by Mrs. Laurie, the Board voted unanimously to recommend approval. Mrs. Rheingold did not vote. Mrs. Rheingold said this is a marvelous service which she has witnessed first hand because her mother has moved to Stamford and uses Dial-a-ride regularly.

Pending Subdivision:

Sub. Appl. #3769 Northeast Utilities for subdivision of property into two parcels at 69 Dyke Lane. Mr. Stein asked that this be tabled since the EPB has not issued a report and the applicant has requested a delay. The matter was tabled.

Zoning Board Referrals:

APPL. 20-008 Hyperion Solutions Corporation requesting Text Changes to Article III, Section 9.

Mr. Stein explained that this text is identical to APPL. 97-006, one of several text changes to revise the entire section of the zoning regulations involving BD, CD and MD zones. He said that 97-006 was approved by the Zoning Board in 1997 and received a positive recommendation from the Planning Board at that time. He explained that on appeal the court ruled against the Zoning Board for procedural reasons, one of which was the Planning Board's failure to mention that the changes conform to the Master Plan.

On a motion by Mr. Garnjost, seconded by Mrs. Rheingold, the Board voted unanimously to recommend approval. It was agreed that the letter to the Zoning Board include reference to the Planning Board letter of March 19, 1997. Mrs. Fishman did not vote.

APPL. 20-010 Stamford Zoning Board requesting Text Change to Article III, Section 9 to add a new subsection 9-1, MRD Mill River District.

Mr. Stein briefly reviewed the history of this matter. He said there is pressure to move forward. He explained that this floating designed district is very comprehensive and while there is an important affordable housing component there are also other important standards. He said this is a move to implement the Mill River corridor plan which is based on a series of studies. He said that this text does not require adoption of a plan by Urban Redevelopment Commission.

Mrs. Heftman, Chairman of the Zoning Board, reviewed the stated objectives. She explained the affordable housing component saying that non profit housing providers suggest that with a 50% subsidy a greater number of units can be built off site. She said the text has a good chance of approval because it is flexible. She said the Zoning Board does not have the tools to provide affordable housing but that this regulation has the best chance of providing some.

Mr. Cole said these regulations are similar to those for the DWD zone. He said since MRD is based on a map it is better than DWD.

The following answers were addressed to Mrs. Laurie's questions. Mr. Stein explained that most parcels on Clinton Ave. are "maxed" out and noted that Category 5 allows mixed use. Mr. Cole explained the rationale for 6% affordable housing in mixed use developments. Mrs. Heftman stated that affordable housing cannot be mandated and explained that one objective is to get 70' easements along the river for a park.

There was discussion about terms used in the text. Mr. Garnjost recommended for consistency either "less than" or "below" should be used, not both words. Mr. Hill suggested the term "affordable" should be dropped in favor of "below market rate." Mr. Cole said "affordable" in the State regulations refers to below median.

There was a brief discussion about the role of the URC and coupling with the URC plan. Mrs. Heftman said the gap with the URC has been partially bridged.

Minutes for Approval:
#3258 April 11, 2000 unanimously approved.

New Business:

Mr. Stein reported on a meeting with the Stamford Partnership regarding the Urban Transitway. He said the Partnership thinks the city is missing an opportunity to follow up on the South End study which recommended plans for the area adjoining the transitway.

Mr. Garnjost announced a meeting on the Long Island Sound on June 13. He said Dr. Mazzullo would like to address the Board about middle school and high school plans and arrangements have been made for him to come to the June 13 meeting. Mr. Garnjost said the assistant superintendent would like to come in July to talk about capital maintenance projects to be done this summer. He said the SWRPA lease was withdrawn from the Board of Representatives agenda due to a minor correction.

Mrs. Rheingold recommended an article in the New York Times on June 4.

It was agreed to meet on the 7th floor at 6:30 on June 13 prior to the 7:15 school presentation.

There being no other business the meeting was adjourned at 10:20 PM.

Respectfully submitted
Timothy Abbazia, Secretary
Stamford Planning Board

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