

MINUTES OF PLANNING BOARD
REGULAR MEETING #3264 - TUESDAY, JUNE 13, 2000 - 7:15 PM
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Mr. Hill opened the meeting at 6:35 PM.

Pending Subdivision:

Sub. Appl. #3769 Northeast Utilities for subdivision of property into two parcels at 69 Dyke Lane.

Mr. Stein said the applicant has asked for another postponement. The matter was tabled.

Zoning Board Referral:

APPL. ZB - #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 said several people had requested to speak to this application. The Board agreed to hear them.

John Landsiedle of 14 Cedar Heights Road said he owns property on both Clinton Avenue and Division Street and he is concerned about friction over the Mill River plan. He said he bought his property to develop or sell it and he wants to work with the city.

Russell Davis of Guinea Road said he too has property on Clinton Avenue and Division Street and he is concerned about URC involvement. He said he is a developer who has worked with Community Development to build affordable housing and suggested that funds from the buyout should be extended to all developers, not just non profits.

Mr. Hill explained the process and assured the speakers that the Planning Board will make every effort to cooperate, that there will be differences of opinion but that the process allows everyone to express their views. Mr. Stein suggested that there could be a change in Section 5b to include other developers as suggested by Mr. Davis.

At 7:10 the meeting was suspended and the Board moved to the 4th floor cafeteria for the school presentation. Mrs. Loglisci arrived.

Master Plan Presentation - K.T. Murphy and Roxbury Elementary Schools

Mr. Stein introduced Pauline Rauh, former principal of Roxbury School who volunteered her services to help coordinate the school program. Dr. Rauh described how the children were bussed around Stamford with the help neighborhood representatives and parents. She introduced the teachers and second grade students who made their presentations. Murphy students asked that the city purchase homes around the school to enlarge their playground, noting that K.T. Murphy has an undersize playground compared to other elementary schools. Roxbury students presented a musical version of their recommendations in the form of a video. The children displayed posters, booklets and a model of the new, improved Murphy School.

After Mr. Hill thanked parents, teachers and others for their contribution to the Master Planning process, the Board returned to the 7th floor conference room at 8:15 PM to continue the meeting.

Zoning Board Referral:

APPL. ZB - #20-010 Stamford Zoning Board

Philip McKane, President of CTE, said he leads a broad based, ad hoc affordable housing group which has been meeting regularly. He said their concern is for low income working poor including those who earn 25% of the median or less. He suggested that the regulations should be written around the need and that the need should be documented. He said the buyout must produce housing within a reasonable time frame and that non-profits should be strengthened in order to provide the number of units necessary.

There followed a discussion about voluntary vs. mandatory affordable set asides. Mr. Stein explained that the Zoning Board is looking to increase the number of districts in which an affordable component is included. He said the Planning Board may want to look at the subdivision regulations as well.

Questions about the affordable housing portion of the text were addressed by Mr. Cole. Ralph Loglisci, member of the Board of Representatives, reported that the representatives are concerned that people living in the Mill River area will be protected and their needs as to number of bedrooms, etc. will be met. He said the reps like the 12% affordable but that land purchase for off site development will increase costs.

Mr. Hill commented that this is a thoughtful regulation and the real proof will be whether it stimulates housing in the Mill River corridor. On a motion by Mr. Garnjost, seconded by Mr. Abbazia, the Board voted unanimously to recommend approval with the following comments included in the referral letter:

1. The language in Section 5-d be modified to include any developer, non-profit or otherwise, that can develop housing subject to the affordability requirements of the Section.
2. Insure that any units so developed are maintained affordable for so long as the building and/or development exists.

3. Addition of a subsection setting forth a priority list for the new below market rate housing with existing residents of the Mill River corridor given preference.
4. Language be added to the last sentence of Section 5-d to state that the purpose of performance conditions is to insure that the off-site below market rate units will be built in a timely manner.

Mr. Cole left the meeting.

Meeting with Dr. Anthony Mazzullo regarding plans for middle and high schools.

Dr. Mazzullo distributed and summarized a report entitled "Recommendation for the Future" which shows that by the year 2005 it is projected that there will be between 4800 and 5200 students in the high schools. He said the recommendations include 4 middle schools (adding Rippowam and the magnet school) by 2001, with a new middle school (site to be determined) and conversion of Rippowam to a third high school in 2005-06.

In answer to questions from Board members he stated that the compliance work being done at Rippowam will not have to be done over; that the auditorium has been cut from the magnet project; and that the technical school cannot be moved to UCONN because there are high school students in the program and North Stamford has indicated they do not favor use of the building by high school students.

He said there will be a public hearing on June 21, 2000 and the Board of Education will vote on June 27.

Zoning Board of Appeals referral:

Appl. ZBA - #075-00 - KinderCare, requesting Special Exception for a child day care center. Proposed is a 9,202 square foot building for 180 students and 35 employees located at 752 High Ridge Road in the R-10 Single Family Residential Zoning District.

Mr. Hill said that the applicant and four others have asked to speak to this application.

Richard Redniss, representing KinderCare explained that this property has been a special exception use since the 60's having been a church before it became a library. He said it would be difficult to develop the site as a traditional subdivision and it is most valuable as a special exception use. He said KinderCare is negotiating to purchase .5 acres to the north and will provide \$25,000 to hire a traffic consultant. He said the applicants are still making changes to the plan. He said they have not considered buying the whole lot to provide access to a side road.

Mrs. Laurie asked if 180 is the total number of students. Robert Rossman from KinderCare replied that more children can be registered but it is planned to operate at 70% to 80% of capacity. Matt Taylor of KinderCare said half day programs will be offered but full time is preferred.

Lucy Correlli, Representative of the 16th District, said she has filed a letter from Anna Suave. She said a doctor or lawyer would be preferable to KinderCare, that traffic is a big problem and that the State will not permit installation of a traffic light.

Bill Ries, President of the North Stamford Association and representative of the Coalition of Neighborhood Associations, said they oppose changing residential property to commercial uses. He also mentioned traffic concerns and recommended that no action be taken until the Master Plan is completed.

Mr. Stein reviewed the application saying it meets all zoning standards whereas other uses would require a zone change. He said it will be hard for the Board to make a definitive recommendation since the plans are incomplete but that a traffic study or access from Hartswood Rd. would be helpful.

After further discussion Mr. Abbazia made a motion, seconded by Mr. Garnjost, to report to the ZBA that the Board cannot make a recommendation based on the existing information but that it would raise the following concerns:

1. Traffic issues should be addressed.
2. Intensity of use is a concern.
3. There is potential impact on the wooded area at the rear of the site.

The Board voted its approval of the motion, 4-1 with Mrs. Laurie opposed.

There being no other business the meeting was adjourned at 10:40 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.