

MINUTES OF PLANNING BOARD
REGULAR MEETING #3277 - DECEMBER 6, 2000
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; John Garnjost; 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 7:45 PM. He modified the order of the agenda as follows:

Zoning Board Referrals:

APPL. 20-028 - Hines GS Properties requesting Special Exception pursuant to Article III, Section 7S and Table IV, Appendix B, Footnote 13, for public amenities to allow a premium FAR of 2.5 and premium height of 350 feet for property at 425 Atlantic Street in the CC-N Central City North Zoning District.

APPL. 20-029A - Hines GS Properties requesting Special Exception pursuant to Definition 39.2 "Floor Area" to exclude up to 6 levels of above grade parking from FAR.

APPL. 20-029B - Hines GS Properties requesting Special Exception pursuant to Definition 39.2 to waive 10% open space requirement related to Floor Area Ratio and above grade parking.

Mr. Stein explained that previous applications had run out of time. He said the new applications are similar to the earlier ones with two significant changes: (1) additional height and (2) change in bulk by eliminating the trading floor. He said the Planning Board recommended approval of the previous applications. He said he had received written requests to speak from the applicants, Mrs. Kahn and Mr. George.

John Freeman representing Hines reviewed the applications. He said the DSSD amendment allows a height increase to 350 feet. He said removal of the trading floor lowers the garage and permits the tower and post office to be separated. He said that the new design has been approved by the State Historic office.

Mustafa Abadan of SOM Architects described the project with a model, elevations drawings and site plan. He said there would be shared parking between the office and retail uses as well as 79 indoor spaces for St. John's Towers.

There was discussion about the shadows cast by the tower and the impact of garage exhaust on the playground at Redman's Hall.

Lee Weintraub, a landscape architect, described the public area between the post office and the tower. He showed pictures of Paley Park in Manhattan and said that this park would be similar to it. He explained that the magnolia must be removed.

Mr. Stein complimented the design of the public area and said that attention to detail would be critical even if costs escalate.

Allan Davis described the parking design. He said that the loading dock must remain as is due to post office requirements. In answer to concerns about pedestrian safety he said the pedestrian flow will be on the south side of Federal Street. He showed where garage exhaust will be discharged.

Mr. Stein asked if the applicants would object to an easement to place communications equipment on top of the tower. Mr. Freeman said this can be worked out. He said it may not be necessary to get a waiver for garage landscaping.

Frank Saphire of Hines said he is in discussion with prospective tenants but he cannot predict when construction will start.

Frank George said he is impressed by the changes made since the first applications. He said he objects to demolition of the post office addition. He suggested that the applicants consider issues on Federal Street, such as lighting, the pedestrian and nighttime views of the project.

Rene Kahn showed pictures of the post office pointing out the terra cotta details on the addition. She urged the applicants to consider saving the façade of the post office addition by designing the garage behind the façade. She said the building will lose parking but will still be adequately parked.

Mr. Hill said the Board will postpone a decision to another meeting.

Pending Subdivisions:

Subdivision Appl. #3779 of Gary B. Davidson for subdivision of property into three parcels on the northeast side of West Broad Street.

Mr. Stein reviewed the application. He said neighbors had questioned the fence on the easterly boundary and the applicant had intended to remove the fence on the front and might be willing to remove it all. He said Tom Bruccoleri indicated that a shared driveway is not critical.

On a motion by Mr. Garnjost, seconded by Mrs. Fishman, 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 3,980 sq. ft. and is shown in color on a map dated 3/7/2000 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. Significantly sized trees shall be preserved to the greatest extent feasible. (Note to appear on final map.)

4. In-ground fuel tanks shall be prohibited.
5. Fence along West Broad Street frontage to be removed due to negative impact on sight distance for traffic.
6. Appropriate screening to be placed along easterly boundary, subject to staff review.
7. Submission of a standard drainage facilities maintenance agreement. (Note to appear on final map.)
8. 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.)
9. Submission to EPB staff of a Standard Landscape Maintenance Agreement.
10. In accordance with CGS 8-26c, approval shall expire on December 11, 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.)
11. Subdivision reference number to be placed on final map.

Subdivision Appl. #3781 of Stewart and Walter Kemp for subdivision of property into three parcels on the south side of Wildwood Road.

Mr. Stein reviewed this subdivision and noted that there were no speakers in opposition at the public hearing. He said a conservation easement for a five foot strip along the westerly boundary was requested by the neighbor.

On a motion by Mrs. Fishman, 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 $\pm 20,260$ sq. ft. and is shown in color on a map dated August 2, 2000 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. Driveway easement serving lot #3 shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement.
4. The development of lots 2 and 3 shall be subject to review and approval of the Environmental Protection Agency. (Note to appear on final map.)
5. Stone walls and significantly sized trees shall be preserved to the greatest extent feasible. (Note to appear on final map.)

6. Conditions set forth in a letter from the Health Inspector to the Land Use Bureau Chief dated September 11, 2000. (Note to appear on final map.)
7. In-ground fuel tanks shall be prohibited. (Note to appear on final map.)
8. 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.)
9. Submission of a standard drainage facilities maintenance agreement. (Note to appear on final map.)
10. In accordance with CGS 8-26c, approval shall expire on December 11, 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.)
11. Subdivision reference number to be placed on final map.

Mrs. Loglisci asked that the vote on the Zoning Board referrals be delayed until December 19. Mr. Stein said perhaps a third architect should look at the project as is sometimes done by the URC. It was agreed to postpone discussion of the capital budget. The meeting was adjourned at 10:25 PM.

Respectfully submitted,
Duane Hill, Chairman
Stamford Planning Board

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