

MINUTES OF PLANNING BOARD  
REGULAR MEETING & PUBLIC HEARING #3279  
DECEMBER 19, 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 and Mrs. Fishman did not attend this part of the meeting. Mr. Garnjost, Acting Chairman, opened the meeting at 7:05 PM.

**Waterside Village Improvement Project**

David Anderson, Director of the Stamford Partnership, made a presentation on the Waterside Village Improvement Project. He distributed a fact sheet and displayed a plan for improvements. He said this is a symbol of renaissance and renewal for the Waterside area that is in the 2001-02 Capital Budget. He explained that due to the narrow right of way it will be difficult to provide both sidewalks and a bicycle lane on Greenwich Avenue. He said the Waterside Coalition unanimously supports the proposal.

**Supplemental Capital Project Appropriation Request** for Pumping Station Upgrade, \$2,402,700

Jeannette Brown distributed a summary sheet and reviewed the history of the project. She said that while this is not recommended, a saving of \$50,000 to \$100,000 could be achieved by eliminating a flow pump. She said the pumping station is designed to handle any future development. She said Darien will contribute to the cost.

On a motion by Mrs. Laurie, seconded by Mrs. Loglisci, the Board voted unanimously to recommend approval

The meeting was recessed at 7:30 pm. and the Board moved to the 4th floor cafeteria for the Public Hearing.

**PUBLIC HEARING**

Mrs. Fishman arrived and Mr. Garnjost opened the public hearing at 7:40 pm.

**MP-372 The Connecticut Light & Power Company and The Strand/BRC Group LLC** to amend the Master Plan from Land Use Category Designated 12- Industrial, General Manufacturing & Light Assembly, to Land Use Category Designated 10D Shorefront Development for 8.5 acres at the southwesterly corner of Atlantic Street and Washington Boulevard.

Mr. Garnjost said correspondence has been received and made a part of the record. Mrs. Laurie read the legal notice and Mr. Stein read the staff report.

Attorney William Hennessey, representing The Strand/BRC Group, submitted a certificate of mailing. He said this application applies to only a portion of the BRC property. He said the plans for development are not final but the plan for the entire site is under review. He said the three principals in the development are Collins Development, JHM Ventures and Brownfield Recovery Corp.

Mr. Hill arrived.

Mr. Hennessey showed aerial views of the site. He said features of the site include the waterfront, a boat yard and close proximity to the transit center. He said proposed uses are a corporate training center, a flexible commercial building with a large floor plate, a ferry terminal with a supporting retail corridor, 500 to 550 units of housing some of which will be affordable, and an enhanced marina.

Richard Redniss presented a detailed history of the South End. He said that seventy five years ago the entire South End was zoned for industry and housing was allowed in the industrial district. He said housing was later removed as a permitted use in industrial zones. He displayed a map of the areas mapped Category 12 and said that Category 12-W is not appropriate for this site since there are no water dependent industries to protect on the site.

Mrs. Fishman asked if a school was considered for the site. Mr. Redniss said this is not a target site because of low population density. In response to other questions he said that ferry parking will be located on the north end of the site and residential parking will go under the residential buildings. He said other uses considered for the site included a fire station and a stadium.

William Wagner, President of the Stamford Landing Condo Association, spoke in favor of the project. He expressed concern about the ferry explaining that if a slow speed in the harbor is maintained the trip will be too long.

Lorelle Guydon, a 24 year resident of the South End and member of the NRZ, said she favors the proposed mixed uses. She said the project will be a financial benefit to the City and South End and could be a catalyst for other changes.

Mary Maarbjerg, Executive Director of Real Estate and Administration at Pitney Bowes, spoke in favor of the proposal saying that underutilized sites should be developed and that this will include uses of value.

Paul Elderberg, Chairman of the Chamber of Commerce, said the Chamber supports all components of the project.

Steve Paganelli, Executive Director of the Coastal Fairfield County Convention & Visitor Bureau, spoke in favor of a conference center component.

Bob Kahn, Chairman of the DSSD, said DSSD has reservations but supports the application. His comments were made a part of the record. In answer to questions Mr. Kahn said this project may affect the timing of CBD projects. He said a conference center/hotel doesn't encourage visitors to go off-site and he would rather see it downtown.

Mayor Dannel Malloy spoke in favor of the application. He said while he is aware of the need to protect the downtown he has promised to improve areas like the South End. He also praised the addition of more housing, including affordable housing.

Jack Condlin, Executive Director of the Stamford Chamber of Commerce, said location, the ferry, and mixed use are important aspects of this application. He supported the application.

Attorney John Festi, representing Charles Mallory of Clareview Investing, said his client purchased Clearwater House in the early 1990's. He said his client does not object to the category change but he is concerned that the Board is being asked to bless a project. He questioned office space and a convention center and said that height may affect the views from Clearwater House.

Mr. Stein explained that the Planning Board cannot add caveats or conditions to a map change. He said Mr. Mallory's comments are well taken but premature and he noted that Clearwater House is more than 70' high.

Mr. Hennessey said Mr. Mallory was recently granted a DWD change on Southfield Avenue. He showed elevations drawings of the waterfront buildings and discussed the alternatives for the ferry stating that the inland site appears to be more desirable. In answer to other questions from the Board he said the applicants are meeting with others to see what can be done immediately about traffic and what changes can be made.

In answer to other questions Mr. Redniss said more traffic will be generated by commercial uses than by housing. He said the zoning regulations must be amended to include affordable housing.

Mr. Hennessey said some concerns were raised at other meetings including continued existence of the boat yard, competition with the CBD and the location of the ferry.

Mr. Redniss said the environmental challenge is filling of the inland wetland area which will require a permit.

The hearing was adjourned at 10:35 pm. Mr. Hill reconvened the regular meeting and said that all other items on the agenda would be deferred to January 2, 2001 at 7:30 pm.

### **Capital Budget 2001/2002-2008**

There was a brief discussion about the Board of Education budget. Mr. Garnjost showed a plan for the multi-purpose facility at Scofieldtown School. He said this is not a normal gym. Mrs. Laurie was not convinced that there would be proper space for a drama program. Mr. Hill suggested that Mr. Garnjost discuss the Board concerns with the Board of Education.

### **Minutes for Approval:**

#3276 - November 28, 2000 - Unanimously approved

#3277 - December 6, 2000 - Unanimously approved as corrected.

The meeting was adjourned at 11:20 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.