

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3554
TUESDAY, JULY 21st, 2009
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Duane Hill, Theresa Dell, Jay Tepper and Claire Fishman. Present for staff were Robin Stein and Todd Dumais.

Regular Meeting

The Chairman, Mr. Duane Hill, called the meeting to order at 7:30 pm.

Supplemental Capital Project Appropriation Requests:

Old Town Hall, Historic Tax Credits, \$1,936,000:

Mike Freimuth, Office of Economic Development, stated that the project is about 60% done with the goal of cutting the ribbon prior to December 1st. He further explained that the City needs to have Certificate of Occupancy by end of year. Mr. Freimuth then described how the Historic Tax Credits work for the property. He stated that U.S. Bank purchased the credits and that the City is entitled to an additional \$1.7 million in historic credits, which is effectively a grant. He added that he was here to advance funds in anticipation of these tax credits.

Ms. Dell asked how the City gets the historic tax credits. Mr. Freimuth answered that you count the improvements made to the building which are historic work, related to project and certified. The credits are a value investors will buy into and the monies get reimbursed after the project is completed.

Ms. Dell asked if it looked like we are going to have any leases? Mr. Freimuth said the ground floor has been leased and the 2nd floor, the revenue producer, has had to potential tenants fall through. He added that there seems to be a lot of interest in the building.

Mr. Hill asked what kind of tenants? Mr. Freimuth answered an architect, business consultant group, law firm, and a trading company.

Mrs. Dell moved to recommend approval of supplemental capital appropriation request. Mr. Tepper seconded the motion and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Fishman, and Tepper)

Old Town Hall, Sale of Scrap Metal, \$12,291

Mr. Freimuth said the demolition work on the Old Town Hall had generated lots of scrap metals which have been sold but the monies need to be reappropriated to be used.

Mr. Tepper moved to recommend approval of supplemental capital appropriation request. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Fishman, and Tepper)

Subdivision:

Application#3989 Stamford Meeting Hall for subdivision of property into 2 parcels. The property is located on the northeast corner of Benstone Street and Oaklawn Avenue (#297 Oaklawn Avenue).

Mr. Stein described the application. He explained the proposed subdivision's location and the properties previous history before the Board. Mr. Stein explained that the parcels are in R-7-1/2 zone and were originally a 6,300 s.f. and under 5,000 s.f. parcel. He explained that the applicant sought a variance to subdivide and this Board recommended approval but ZBA denied the application. The application then went to court and judge sided with the Meeting House. Mr. Stein explained that there was a stipulated agreement and in effect received a variance. As a subdivision application, he stated that this is as close to being a pro-forma as one can get.

Mr. Tepper asked why the applicant was coming before the Planning Board? Mr. Stein replied for a subdivision request.

Ms. Dell asked what they are going to do? Mr. Stein said they are moving and they are selling wish to sell the house parcel off. Ms. Dell expressed concerns with the subdivision and stated the Board is setting a terrible precedent.

Mr. Tepper asked if this was a normal procedure and asked if it was a three lot subdivision. Mr. Stein said it is just two.

Mr. Hill stated that as a practical matter, the applicant is not changing the structures and not changing the density.

Ms. Dell asked what if someone in the neighborhood comes to do the same thing.

Mr. Tepper asked what the variances are. Mr. Stein described them.

Mr. Hill said that in order for the applicant to do any physical improvements to the buildings on the property, they would have to come back to the Land Use Bureau for addition variances.

Mr. Stein said Gospel Hall on Lot B will continue to be used for gospel uses and he then distributed potential conditions of approval for the application

After a short discussion, Mr. Tepper moved approval of the subdivision subject to the following conditions:

- Delineation of "Open Space Preserve" - to be maintained in a natural state except as may be authorized by the Environmental Protection Board; the area so designated is 644 square feet and is shown on a map dated revised December 22, 2005 on file in the Planning Board office.
- In-ground fuel tanks shall be prohibited (note to appear on final map).
- Site development shall not begin until a soil erosion and sedimentation control plan is approved by Environmental Protection Board staff and those control elements scheduled for installation are in place and functional (note to appear on final map).
- Reference to the variance granted and court stipulation shall be noted on the final map.
- In accordance with CGS 8-26c, approval shall expire on July 24, 2014, 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).
- Subdivision reference number to be placed on final map.

Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Fishman, and Tepper)

Zoning Board Referrals:

ZB 201-21, 109 Atlantic St., LLC, Special Exception to convert existing commercial space into one residential unit in an existing mixed-use building at 109 Atlantic Street.

Mr. Stein and Mr. Dumais briefly described the request. After a short discussion, Mrs. Dell moved to recommend approval special exception application. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Fishman, and Tepper)

Old Business

Subdivision #3982, 51 Pakenmer Road, Request for a modification of Condition #11

Mr. Stein described the request. He explained that the request involved altering the timing of posting the required Bond. He stated that the applicant wished it occur before any of the property is sold/transferred or developed. Mr. Stein then explained that he received a letter dated July 21, 2009 from John Leydon representing McArthur Park Community which had concerns and requested to be heard when the Planning Board hears the matter. Mr. Stein suggested that the Board table this matter.

Planning Initiatives (Up-date by staff):

1. **Transportation Center Study**
2. **Mill River Studies**
3. **Downtown Zoning Study**
4. **West Side Neighborhood Study**
5. **Sustainable (“Green”) Master Plan Amendment**

Mr. Stein described briefly updated the Board on the above noted Planning Initiatives.

New Business

None

There being no further business to discuss, Mr. Hill adjourned the meeting at 8:45 pm.

Respectfully Submitted,
Duane Hill, Chairman

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.