

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3517
TUESDAY, FEBRUARY 19th, 2008
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

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

Regular Meeting:

The Chairman, Mr. Duane Hill, opened the meeting at 7:30 PM.

Supplemental Appropriation, Springdale/Glenbrook RR Station Enhancements, \$60,100

Mr. Stein described the supplemental appropriation as money which the City received from a Federal Grant for landscaping, bike racks and pedestrian improvements at both train stations.

Mr. Tepper moved to recommend approval of the supplemental appropriation. Mrs. Dell seconded the motion and it passed unanimously with the members present voting.

Letter from Sustainable Stamford, Stephen Grasso, Chairman

Mr. Stein explained that the Mayor's Task Force, Sustainable Stamford, is requesting that the Planning Board create a new Sustainable Chapter within the Master Plan and is asking the Board to authorize Staff to research and draft such a chapter.

Mr. Hill stated that it was the consensus of the Board that it is appropriate for Staff to move forward with the research and development of a Sustainable Chapter to the Master Plan.

Zoning Board Referrals

ZB 207-60, Gerald Kiley, St. Andrews Church, text change to amend Article III, Section 9,AAA, MXD-A to establish bonus standards for historic preservation & to add cemetery as a permitted use.

Mr. Stein introduced the application and commented that for a number of years St. Andrew's Church was looking for a way to develop the property.

William Hennessey, attorney for the applicant, presented the application. He began the presentation by stating that the Text Change application before the Board is a precursor which would allow for a project to come back to the Board in the future. Mr. Hennessey oriented the Board to the existing St. Andrews site, describing the ultimate goal of preserving the church while creating a Canterbury Green 'like' project. Mr. Hennessey went on to say that the reason they are before the Planning Board was to discuss a text change to allow increased height in the MX-D zone.

Mr. Redniss, planner for the applicant, described the details of the text amendment change. He also noted that the property was in the Downtown Core and this application is consistent with the Master Plan.

Mr. Stein stated that the Zoning Board may be concerned with a development relying on valet parking and parking elevators. He also stated that he hoped the project incorporates many sustainable and green design elements.

Mr. Fred Baker, attorney with the law firm, Robinson and Cole, and attorney for the Parish, highlighted many of the community functions which the church provides. He added that this plan and contract was approved by the members of the parish and the dioceses.

Father Richard Alton provided the Board with further details about the parish and its commitment to grow at this site.

Mr. Tepper moved to recommend approval of application **ZB 207-60**. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting.

ZB 207-61 TAG Forest, LLC, text change to amend Article IV, Section 12, to modify parking requirements.

ZB 207-62, TAG Forest, LLC, special exception to reduce residential parking standards & to reduce front & rear setbacks to zero (0) feet, at 11 Forest St.

Mr. Stein introduced the applications and described their previous appearance before the Board, which the Planning Board recommended approval.

William Hennessey, attorney for the applicant, presented the application. He described the history of the site and the proposed development. Mr. Hennessey stated that at the previous Zoning Board meeting adjacent residents were concerned with the effects of the proposed zone change. Mr. Hennessey then stated that this application is simpler in that it involves only a Text Change and Special Exception. He also added that this project is a mixed-use, urban infill development and is a perfect project from the Maser Plan perspective.

Several members of the Board expressed concerns over the details of the potential residential parking within the Bedford Street Garage.

Mr. Tepper moved to recommend approval of application **ZB 207-61**. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting.

Mr. Tepper moved to recommend approval of application **ZB 207-62**. Mrs. Dell seconded the motion and it passed unanimously with the members present voting.

Subdivision #3963, 300 Stillwater Ave. Request to amend conditions.

Mr. Stein introduced the request and described it as a need to modify the open space, which will result in a slight increase in the overall amount of open space.

William Hennessey, attorney for the applicant, further described the request.

Mr. Tepper moved to approve the request to amend the conditions of approval for Subdivision **#3963**. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting.

Old Business:

Mr. Stein delivered a brief recap on the final Capital Budget and transmittal letter. Mr. Hill described the Board of Finance meeting on the safe-debt limit and its decision to reduce it from the recommended 50 million to 40 million.

New Business:

Mr. Tepper noted that the Governor's Report of the Responsible Growth Task Force was recently released and that Stamford serves as a model for what the report prescribes as smart growth.

The next meeting was set for Tuesday, March 11th.

There being no further business or comments, the Chairman closed the meeting at 9:30 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.