

STAMFORD PLANNING BOARD  
REGULAR MEETING MINUTES #3535  
TUESDAY, NOVEMBER 25<sup>th</sup>, 2008  
7<sup>TH</sup> FLOOR CONFERENCE AREA  
888 WASHINGTON BLVD., STAMFORD, CT

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

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

**Lease Agreement between City & St. John's Roman Catholic Church**

Mr. Stein described the terms of the agreement noting that it was for \$3500 a month as outlined in the one page letter to the Board. Mrs. Dell moved to recommend approval of the lease agreement. Mrs. Fishman seconded the motion and it passed with the regular members present and Mr. Tepper voting, 5-0.

**Master Plan Amendment, MP-399 City of Stamford Planning Board.** To amend a portion of the Master Plan Map from Master Plan Land Use Category (15) Industrial – General and (2) Residential Low Density Single-Family to Proposed Master Plan Land Use Category 6 Commercial – Neighborhood Business. The proposed Master Plan Map change is comprised of portion of the southeasterly half of Fahey Street; a portion of the westerly half of the Metro North Railroad right-of-way; and lands known as 11 Fahey Street and a portion of land known as 920 Hope Street.

Mr. Stein described the application, noting that the Board heard the presentation by staff at last week's public hearing. He stated that the change is limited in scope to two properties 920 Hope Street and 11 Fahey Street. Mr. Stein described the change to 920 Hope Street as a correction to a split Master Plan and split zoned property and to 11 Fahey Street as a correction to the underlying Master Plan Land Use category.

Mrs. Grosso moved approval of the application. Mr. Raduazzo seconded the motion and it passed with the regular members present and Mr. Raduazzo voting, 5-0.

**Master Plan Amendment, MP-400 City of Stamford Planning Board Text Change.** To amend the definition of Commercial – Neighborhood in the Master Plan by adding the following phrase to the end of the definition paragraph: *except for development located within referenced "village centers"*.

Mr. Stein briefly described the application. He stated that the proposed text change adds flexibility to the definition of Category 6 to encourage and support zoning like the proposed Village Commercial District. It would allow increased density above the 17 units per acre currently allowed in Category 6 for areas in the *Village Centers* of Springdale and Glenbrook.

Mrs. Dell moved approval of the application. Mr. Tepper seconded the motion and it passed with the regular members present and Mr. Tepper voting, 5-0.

**Zoning Board Referrals:**

**ZB 208-40 Zoning Board**, text amendment to adopt a new zoning district, Article III, Section 4-AA-11, Village Commercial District.

Mr. Stein described the text amendment to the Board. Mr. Tepper asked if the new regulation was controls over the appearance and architecture of buildings. Mr. Stein answered to an extent, but the text represents a quantum change over what we currently do. He added that the new regulations have guidelines as how new developments should look.

Mrs. Fishman moved to recommend approval of the application. Mrs. Grosso seconded the motion and it passed with the regular members present and Mr. Raduazzo voting, 5-0.

**ZB 208-41 Zoning Board**, map amendment to rezone to VC Village Commercial District multiple properties now zoned C-N, R-5 & M-G within the Springdale Neighborhood abutting or in the vicinity of Hope Street.

Mr. Stein stated that the map amendment is totally consistent with the Master Plan, by the Board's previous action, and has been eight years in the making.

Mrs. Dell moved approval of the application. Mrs. Grosso seconded the motion and it passed with the regular members present and Mr. Tepper voting, 5-0.

**ZB-208-38 Antares Yale & Towne SPE, LLC** amendment to the General Development Plan for the former Yale & Towne property.

**ZB 208-37 Antares Yale & Towne SPE, LLC** text change to amend uses permitted in the SRD-North District.

Mr. Stein briefly introduced the applications. He commented that the Board first saw this development during an extensive Master Planning process and then zoning process associated with the unprecedented development occurring in the South End. Mr. Stein added that a General Development Plan was approved for the site but was very general.

Attorney William Hennessey, for the applicant, introduced the development team. He stated that this is an exciting time and outlined his discussion for Phase 1 of Yale & Towne: a super market, a wine shop, and the rehabilitation of two historic buildings to be used for housing. Mr. Hennessey then began a power point presentation of the project by cataloging the progression of development on the Yale & Towne and Harbor Point sites. He stated that he was there to discuss the text amendment to allow the wine shop and the amendment to the GDP to allow for Phase 1 to receive final plan approvals.

Mr. Scott Pollack, architect for the project, discussed the differences between the approved GDP and the revised GDP currently submitted for approval. He stated that the biggest difference is the breakup of Parcel Y-7 into two pieces to accommodate the grocery store and a future structured parking garage and additional commercial / retail. Mr. Pollack then described the orientation of the Fairway market and the historic buildings.

Mr. Howie Glickburg, owner of Fairway Market, described his stores business and interest in expanding into Stamford. He stated that Stamford is underserved by quality grocers and that he expects to employ 300 people from the community.

The Board asked several questions about the training of future employees and how pedestrian access the site. Mr. Hill stated that the project must be inviting to pedestrians and the current proposal is not attractive from a pedestrian point of view. Mr. Stein commented that nothing in the plans reflect a pedestrian perspective and movement through the site and this needs to be addressed before the Zoning Board hearings.

Mrs. Dell moved to recommend approval of application 208-38. Mr. Tepper seconded the motion and it passed with the regular members present and Mr. Tepper voting, 5-0.

Mr. Raduazzo moved to recommend approval of application 208-37. Mrs. Grosso seconded the motion and it passed with the regular members present and Mr. Raduazzo voting, 5-0.

**Subdivision #3979, Jeffrey & Nina Dobbs**, 2 lots, north side of Newfield Ave. (1792 & 1802 Newfield Ave.)

Mr. Stein described the application and distributed a set of conditions of approval. After a short discussion, Mr. Tepper moved approval of the subdivision application. Mrs. Dell seconded the motion and it passed with the regular members present and Mr. Tepper voting, 5-0.

***Old Business:***

None

***New Business:***

Mr. Stein announced that there would be no meeting next week and that the Board may have to meet December 23<sup>rd</sup>.

There being no further business, the meeting was adjourned at 9:15 PM.

Respectfully Submitted,  
Rose Marie Grosso, Secretary

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