

-CORRECTED DRAFT MINUTES-

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES
TUESDAY (Correction on 5/8/07), APRIL 10th, 2007
4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Jeffrey Curtis, Theresa Dell, Claire Fishman, John Garnjost, Rose Marie Grosso, Duane Hill and Jay Tepper. Staff members present were: Robin Stein and Todd Dumais.

The Chairman, Mr. Duane Hill, opened the Regular Meeting at 6:00 PM.

Regular Meeting:

Zoning Board Referrals

The Chairman, Mr. Hill, asked the Board if there were any objections to moving the first item on the agenda, the letter from Mayor Malloy, Discontinuance of Ludlow Place, to the fifth item. There being no objections, the Board moved to a discussion on Zoning Board referral applications 207-10, 207-11 and 207-12.

Mr. Stein briefly described each of the three applications. He then addressed Mr. Brian Ketcham's traffic analysis report of Metro Green. In response to the report, Tighe & Bond, the applicant's engineering consultants and the City's transportation planner, Josh LeCar, submitted a letter dated 4/10/07 "*Metro Green Planning Board response to comments*" and a memo dated 4/9/07 "*Ketcham Engineering Report comments on Metro Green traffic analysis*," respectively. Mr. Stein echoed the comments made in Mr. LeCar's memo and stated that it is interesting the traffic was the issue for Mr. Ketcham and 32BJ SEIU to confront because there is not a more traffic friendly development location in the city.

The Chairman, Mr. Hill, asked the Board if they had additional questions. There being none, the Board moved as follows:

ZB. 207-10 Metro Green BBSF, LLC to amend the TCCD Transportation Center Design District standards. Mrs. Dell moved to recommend approval for the zoning text amendment as submitted in application ZB 207-10. Mrs. Grosso seconded the motion and it passed unanimously

ZB 207-11 – METRO GREEN, BBSF LLC, Zoning Map Change, 669 Atlantic Street, to change to Transportation Center Design District (TCDD) property currently zoned, M-G zone, "General Industrial" and R-MF Zone, "Multi Family Residence Design.", bounded by Atlantic, Henry, Washington Blvd. and Station Place. Mrs. Grosso moved to recommend approval for the zoning map change as depicted in the submitted application. Mrs. Dell seconded the motion and it passed unanimously

207-12 – METRO GREEN, BBSF LLC, Special Exception & Coastal Site Plan, 669 Atlantic Street, associated with the submission of General Development Plans requesting approval of a 325,000 square foot office tower, 230 feet in height, and 220 dwelling units in three separate buildings, with associated structured parking, utilities, landscaping and streetscape improvements. Mr. Garnjost moved to recommend

approval for the special exception and coastal site plan. Mrs. Fishman seconded the motion and it passed unanimously.

The next item on the agenda was:

207-14 – AG-GSC High Ridge Road, LLC. 0 Turn of River Road, text change to amend Article III, Section 9-BBB. C-D Designed Commercial District, subsection 3.d.

Mrs. Jane Freeman, attorney for the applicant, described the proposed text amendment. She explained that this is the only C-D zoned property in the city which will be affected by the proposed amendment.

Mr. Stein added that since this is a C-D design district, any development must come back before the Zoning Board for review and approval.

Mrs. Grosso moved to recommend approval for the zoning text amendment. Mrs. Dell seconded the motion and it passed unanimously.

Letter from Mayor Malloy, Discontinuance of Ludlow Place, Mrs. Fishman moved to recommend approval. Mr. Garnjost seconded the motion and it passed unanimously.

The Chairman, Mr. Hill, instructed the Board that they would take a short break and resume the meeting at 7:00 to hear the remaining items on the agenda.

Zoning Board Referrals, cont.

ZB 206-56 Antares Harbor Point text amendments to add a new SERD-A South End Redevelopment District to Section 9 & Article III, Section 4; to add new definition 117, Zoning Tract to Article II Section 3; to add new section, Mixed Ratio of Units to Article III, Section 7.4, (C)(4)

ZB 206-58 Antares Harbor Point map amendment to change to SERD-A District property known as Admiral's Wharf and the Pitney Bowes manufacturing site in the South End.

ZB 206-59 Antares Harbor Point text amendment to add a new II. MX-D Mixed Use Development District—SERD-A—South end Redevelopment District—A to Article III, Section 9.

ZB 206-60 Antares Yale & Towne text amendment to add additional uses to the M-G District, add SERD-B South End Redevelopment District-B, Section III, Article 4 & Article 9.

ZB 206-62 Antares Yale & Towne map amendment to change to SERD-B property known as Yale & Towne site in the South End.

Mr. William Hennessy, attorney for the applicant, began by stating that the two main topics for this presentation would be the Yale & Towne site and the proposed zoning text. He also noted that it was his intention to wrap up the loose ends from the last presentation.

Mr. Andy Altman, Master Planner, for the applicant described the general site plan of the Yale & Towne site and how the site was designed to respect the surrounding neighborhood and the South End as a whole. He also described the phasing plan for the site.

The Board members questioned what exactly is included in Phase One of the project; the number BMR units included in the Mill Building; and infrastructure concerns. Mr. Stein asked if the parking garage was going to be built in Phase One and mentioned that since the applicant was depicting a soccer field on top of the garage it should really be built.

Mr. Rick Redniss presented the proposed zoning text regulations. He first described the SRD-S (South End Redevelopment District – South) text for the Harbor Point site and then described the SRD-N (South End Redevelopment- North) for the Yale & Towne site. The Board and Staff expressed concerns over the language in certain sections of the zoning text application and the below market rate (BMR) requirements. They felt that for clarification purposes, graphic or illustrative definitions should be included in the text.

Mr. William Hennessy concluded the presentation by attempting to answer the Board's lingering concerns / questions on; project phasing, BMRs, LEED goals / intentions, DEP permit status, transportation / jitney service, infrastructure and school impacts.

The Chairman, Mr. Hill, then informed the audience that there were three members of the public who submitted written requests to speak to the application.

Sandy Goldstein, President of Stamford's Downtown Special Services District, said that the applicant had addressed all of her concerns and had no further reason to speak.

Mrs. Sergeant, of the 32BJ SEIU and resident of Clinton Avenue, addressed the Board with her traffic concerns, environmental concerns, BMR concerns, and quality of life concerns.

A representative from the NRZ spoke in support of the application, calling it the lifeblood for the South End.

Old Business

State study regarding Tolls/Congestion Pricing (S.B. No. 1353): The Board continued its discussion on congestion pricing tools and its potential impact on Stamford. Mr. Tepper opposed the bill. Mr. Stein read S.B. No 1353 to the Board and with the exception of Mr. Tepper, the Board did not feel it appropriate to take an official stance on the measure.

Land Use Bureau Operating & Capital Budgets: Mr. Stein explained the budget cuts to both the Capital Budget and Operating Budget of the Land Use Bureau.

There being no further business or comments, the Chairman closed the meeting at 9:52 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 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.