

MINUTES OF PLANNING BOARD REGULAR
MEETING #3453 TUESDAY, MAY 2, 2006
7TH FLOOR CONFERENCE ROOM,
GOVERNMENT CENTER, 888 WASHINGTON
BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; John Garnjost; Theresa Dell; Claire Fishman; Rose Marie Grosso; and Jay Tepper. Present for staff: Robert M. Stein, Jr., Land Use Bureau Chief.

The Chairman, Mr. Hill, opened the meeting at 7:30 P.M.

Supplemental Capital Request, Board of Education, Purchase property at 44 George St., \$650, 000. Al Barbarata, Board of Education acilities Manager and Board of Education member Mr. Conway were present. Mr. Stein reviewed the participation of the Murphy School students during the Master Planning process in 1999/2000. He explained that they had proposed purchasing adjacent properties in order to expand the green space for the school and that the Planning Board had added their request to the Capital Plan. Mr. Hill and Mrs. Grosso welcomed the opportunity to fulfill this objective. Mrs. Dell moved to recommend approval. Mr. Garnjost seconded the motion and it passed unanimously with the regular members voting.

Zoning Board Referrals:

ZB - Appl. 206-04 Thomas Rich & 33 Broad Street Assoc., LLC Text change to allow bonus building height up to 400 feet & to amend Article IV, Section 12(D)(9)(e) regarding reduction of parking requirements. Mr. Hennessey and Mr. Redniss continued the explanation of this text change, which had been first reviewed at a prior meeting. Mr. Garnjost moved to recommend approval with the suggestion that the Zoning Board review the payment formula to the Mill River and the threshold for said payment. Mrs. Fishman seconded the motion and it passed with the regular members voting.

ZB - Appl. 206-05 Thomas Rich & 33 Broad Street Assoc., LLC, special exception to construct a 184 unit residential building at the corner of Washington Blvd. & Broad St. Mr. Hennessey, Mr. Redniss, Henry Ditman—traffic consultant, Wes Stout—landscape architect, Peter Brussard—Architect and Louis Cappelli—developer addressed the Board. Sandy Goldstein—DSSD, Jack Condlin—Chamber, also addressed the Board in support of the project. Mrs. Dell said she favored the concept but was concerned over the location at a busy intersection. She said that she favored a building limited to 350 feet in height and would like to see a contribution to the Mill River. Mr. Garnjost said he supported the project and proposed height. Mr. Tepper said that he did not support the proposed height. Mrs. Fishman said that she was impressed with the

presentation and supported the project. Mrs. Grosso expressed concerns over the design, in particular the overhanging portion of the building. Mr. Garnjost moved to recommend approval with the suggestion that the Zoning board carefully review the design as it impacts the pedestrian experience and consider the recommendations of the city traffic engineer. Mrs. Fishman seconded the motion and it passed unanimously with the regular members voting.

Pending Subdivision:

Subdivision Application #3925 – Scott Kaluczky, 2 lots at 14 Woodledge Road. Mrs. Dell moved to approve subject to the following conditions:

1. Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map) and landscaped screening shall be provided as shown on a planting plan, dated April 20, 2006, on file in the Planning Department office (note to appear on final map).
2. Submission of a "Standard Landscape Maintenance Agreement" to ensure the success of plantings in the Open Space Areas.
3. Submission of a "Drainage Facilities Maintenance Agreement."
4. Final streetscape shall be subject to the approval of the Tree Warden and the Executive Director of the Environmental Protection Board (note to appear on final map).
5. Approval by the City Engineer as to storm drainage.
6. In-ground fuel tanks shall be prohibited (note to appear on final map).
7. Site development shall not begin until a soil erosion and sedimentation control plan is approved by the Environmental Protection Board and those control elements scheduled for installation are in place and functional (note to appear on final map).
8. In accordance with CGS 8-26c, approval shall expire on May 5, 2011, 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).
9. Subdivision reference number to be placed on final map.

Mr. Tepper seconded the motion and it passed with all members present except Mrs. Grosso who recused herself, voting.

Correspondence:

Letter from Daniel J. Ward requesting waiver of condition for Lot 37A Davenport Farm Lane East, subdivision 3620. The Board tabled this matter until more information was obtained.

Minutes of Approval:

June 28, 2005

January 24, 2006

February 14, 2006

April 11, 2006

April 18, 2006

The above sets of minutes were approved with the regular members voting.

There being no further business the meeting was adjourned at 10:50 P.M.

Respectfully Submitted
Rose Marie Grosso, Secretary
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review during regular business hours.