

MINUTES OF PLANNING BOARD PUBLIC HEARING
AND REGULAR MEETING #3465 TUESDAY,
OCTOBER 3, 2006, 4TH FLOOR CAFETERIA,
GOVERNMENT CENTER, 888 WASHINGTON
BLVD., STAMFORD, CT

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

The Chairman, Mr. Hill, opened the Public Hearing at 7:30 P.M. He explained MP-389 and MP-390 that the three items would be discussed in a comprehensive manner.

MP-391 Text Amendment to the Stamford Master Plan. Antares Stamford Waterfront Manager LLC, Antares Walter Wheeler Drive SPE, LLC, The Strand/BRC Group, LLC.

MP-389 – Antares Stamford Waterfront Manager LLC, Antares Walter Wheeler Drive SPE, LLC, Antares Yale & Town SPE, LLC, 52 Mason Street, Greenwich, CT to amend a portion of the Master Plan. Present Master Plan Land Use Category #15 INDUSTRIAL-General. Proposed Master Plan Land Use Category #12 MIXED-USE-Overlay.

MP-390 - Antares Stamford Waterfront Manager LLC, Antares Walter Wheeler Drive SPE, LLC, The Strand/BRC Group, LLC, 52 Mason Street, Greenwich, CT to amend a portion of the Master Plan. Present Master Plan Land Use Category #13 MIXED-USE-Shorefront. Proposed Master Plan Land Use Category #12 MIXED-USE-Overlay.

Attorney William Hennessey reviewed the issues presented at the prior hearing. These include the development of brownfields sites, infrastructure issues and the objectives of both the Downtown and South End.

Bruce McLeod, the Antares COO, stated that the Yale Towne site was both internally and externally challenged. It was an urban infill, high cost site. The goal was to meet the objectives of both the existing and future residents. While Antares had originally proposed a life style center, the necessary critical mass of retail posed a threat to the downtown retail interests. Antares has, therefore, developed an alternative strategy with large format retail uses that would not conflict with the Downtown.

The retail would be in three levels and they hope to include artists and antiques. They will also convert the Mill Building to housing and reserve the rest of the site for future housing.

Mr. Hennessey stated that Antares had also agreed to limit the retail on the Admiral's Wharf site. They also had no plans to build housing on the boat yard site.

Regarding the text amendment, MP-391, Antares would agree to include the entire first paragraph as suggested by the DEP.

A representative from Antares Engineering consultant reviewed the infrastructure requirements of the project.

Andy Altman, Antares planning consultant, reviewed the development principles—connecting to the waterfront, sustainable development, open space network, provision of neighborhood services, promoting green development, building diverse, inclusive neighborhoods.

Katherine madden, Sasaki Associates, reviewed the objectives of the Antares plan relative to the master Plan goals.

Mr. Hennessey reviewed the importance of the Transportation Center to the project. He said that they are striving to meet the LEED-ND ratings but lack sufficient retail/commercial development. They have set aside 1.5 acres for a school site, which could be either public or private. With respect to phasing he said that they would be including in the first phase: the retail at both the Yale-Towne and Admiral's Wharf site, rehab of the Mill structure for housing, and the provision of waterfront access.

Regular Meeting:

Subdivision:

Subdivision Application #3942 of First Island Cove LLC,

7 parcels. Property is located on the east side of Island Heights Drive. Known as 22 Island Heights Drive and 26 Island Heights Drive.

Zoning Board of Appeals Referrals:

ZBA 124-06 George Pascal Henri variance to allow expansion of legal non-conforming use in order to expand the existing two dwelling units at 345 Glenbrook Road. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members voting.

ZBA 128-06 Fairfield County Chinese Community Church special exception and variance of the required minimum landscape barrier in order to allow a church at 348 High Ridge Road. Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members voting.

There being no further business, the meeting was adjourned at 11:10 PM.

Respectfully Submitted
Rose Marie Grosso, Secretary

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