

MINUTES OF PLANNING BOARD PUBLIC HEARING
& REGULAR MEETING #3363 TUESDAY, MAY 27, 2003,
4th FLOOR CAFETERIA, GOVERNMENT CENTER,
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: John Garnjost, Vice Chairman; Rose Marie Grosso; Theresa Dell; Marggie Laurie; and Claire Fishman. Present for staff: Robin Stein, Land Use Bureau Chief.

The Vice-Chairman, Mr. Garnjost, opened the meeting at 6:30 PM.

Zoning Board Referrals:

RE: Comprehensive Amendments of the Stamford Zoning Regulations to establish Incentives and Uniform Standards for Below Market Rate (BMR) Housing in Multi-Family and Commercial Zoning Districts, including the following:

Appl. 203-08 BMR Standards and Procedures, Article III, Section 7.4

Appl. 203-09RM-1 Multi-Family Low Density Design District, Article III, Section 9-E-8

Appl. 203-10R-5 Multi-Family Medium Density Design District, Article III, Section 9-F-5

Appl. 203-11R-H Multiple Family High Density Design District, Article III, Section 9-D-5-c

Appl. 203-12Footnote 4 of Appendix B, residential development in Commercial Districts

Appl. 203-13MXD-B Mixed Use Development District, Article III, Section 9-AAA-3 (n)

Appl. 203-14R-MF Multi-Family Design District, Article III, Section 9-G-5

Appl. 203-15MRD Mill River Design District, Article III, Section 9-I-5

Appl. 203-16P-D Planned Development District, Article III, Section 9-AA-3

Appl. 203-17MXD-A Mixed Use Development District, Article III, Section 9-AAA-3

Appl. 203-18DW-D Designed Waterfront Development District, Article III, Section 9-AAAA-4

Appl. 203-19TCD-D Transportation Center Design District, Article III, Section 9-BB-5

Appl. 203-20C-D Designed Commercial District, Article III, Section 9-BBB-4

Norman Cole, Principal Planner, reviewed the history of affordable housing initiatives through zoning since 1988. He went over the proposed regulations and reviewed the new standards for affordable for-sale housing. He stated that the Zoning board is trying to balance the affordable requirements with density bonuses. In response to a question, he stated that the payment in lieu provides

additional options for affordable housing and helps make the overall regulation more defensible in court should an appeal be taken.

Zoning Board of Appeals Referrals:

ZBA Appl. #064-03 Bogumila Kloskiewicz-Chudy & Marek Chudy requesting variances of side yard setback and expansion of a non-conforming use to construct an addition to a 3rd dwelling unit at 134 West Ave. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously with those present voting.

ZBA Appl. #069-03 Brigitte & Michael King requesting variances of lot coverage and side yard setbacks to construct an addition to a single family dwelling at 288 Ocean Drive West. After discussion, Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed unanimously with those present voting.

ZBA Appl. #074-03 Steven & Shanon Campana requesting a variance of height requirements to reconstruct a roof on a single family dwelling at 278 Ocean Drive West. After discussion, Mrs. Laurie moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

ZBA Appl. #078-03 Prakash Chakravarti requesting variances of side yard setback and lot coverage to construct an addition to a single-family dwelling & construct a garage at 184 Idlewood Drive. After discussion, Mrs. Fishman moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously with those present voting.

PUBLIC HEARING

Subdivisions:

The Vice-Chairman, Mr. Garnjost, opened the Public Hearing at 7:35 PM.

The Secretary, Mrs. Laurie, read the legal notice into the record.

Subdivision Appl. #3845 Louise A. DeMarco for subdivision of property into 3 parcels located on the northwest corner of Bouton St. West & Minivale Rd. (#139 Bouton St. West, parcel C).

John Pugliese, engineer, presented the application. He stated that two additional homes will be built and that the application complies with zoning and the subdivision regulations. There was one speaker who suggested that a two-lot subdivision would be preferable with only one additional home.

Subdivision Appl. #3846 Milton B. & Betty Ruth Hollander for subdivision of property into 2 lots on the east side of Stamford Ave. (#400 Stamford Ave.)

Attorney Ron Gold presented the application along with Lenny D'Andrea. He explained that a prior application for subdivision had been denied in 1988. He said that one of the issues raised then regarding adverse impact on private views was no longer valid in view of an interpretation from the CAM office. He said that the proposed subdivision would not impact public views. He stated that the seawall protects the property from the "V" flood zone but that the rest of the property was in the "A" flood zone. He said that the proposed houses would be built to flood proof standards. Mr. Gold added that the Planning Board had previously approved subdivisions within the flood zone and he cited examples in Shippan and the Cove. He said that they would go to the ZBA to keep the existing cottage as a boathouse.

There were ten residents from the area who spoke in opposition. They cited flooding of the property during storms, elimination of views, deed restrictions on the property and the fact that the cottage has been occupied as a residence.

Attorney Brendan Leyden, representing the Manganos (abutting property owners) also spoke in opposition. He stated that prior deed restrictions limited the property to one home and that the cottage would have to be removed. He said that in 1974, the applicant tried to get the restrictions removed but failed. He also said that the applicant had failed to provide any statement attesting to compliance with the CAM Act. He added that the placement of two additional homes in a flood hazard area was counter to Environmental Protection Board policy.

There being no further speakers, the hearing was adjourned and the meeting concluded at 10:50 PM.

Respectfully submitted,
Marggie Laurie, Secretary

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