

MINUTES OF PLANNING BOARD
PUBLIC HEARING & SPECIAL MEETING #3319
FEBRUARY 26, 2002
7th FLOOR CONFERENCE ROOM & 4th FLOOR CAFETERIA
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Marggie Laurie; Rose Grosso; Helane Rheingold; and Claire Fishman. Present for staff: Robin Stein, Land Use Bureau Chief;

Mr. Hill opened the meeting at 6:30 PM.

Supplemental Appropriation Request for Energy Performance Program - Board of Education - \$6,100,000

Assistant Superintendent, John Chardavoyne, made a presentation for the Board of Education. He explained that energy savings are guaranteed by NORESKO. Antonio Iadarola and Elvis Cvecic from the Engineering Bureau provided additional information on the project. They said the project will allow a substantial amount of needed work to be done with a payback in 10 years.

Alan Davis from NORESKO described the company and explained that it has worked with a number of school systems throughout the country. John Compton of NORESKO explained the monitoring process. He said that usage records set a baseline. A consulting engineer explained the energy savings that will result and said that the value of the savings will increase above the guarantee.

On a motion by Mrs. Laurie, seconded by Mrs. Rheingold, the Board voted unanimously to recommend approval.

Pending Subdivisions:

Subdivision #3799 Lukas & Georgia Konandraes for subdivision of property into two parcels on the east side of Hunting Ridge Road (#371).

Mrs. Fishman, seconded by Mrs. Grosso, made a motion to approve this subdivision with the following conditions. The motion was unanimously approved.

1. The development of parcels A and B shall be subject to review and approval of the Environmental Protection Agency (note to appear on final map).
2. Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
3. Subject to conditions set forth in a letter from the Director of Environmental Health Inspections to the Land Use Bureau Chief dated February 26, 2002 (note to appear on final map).
4. In-ground fuel tanks shall be prohibited (note to appear on final map).
5. 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).

6. In accordance with CGS 8-26c, approval shall expire on March 1, 2007 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).
7. Subdivision reference number to be placed on final map.

Subdivision #3798 Michael Rubino for subdivision of property into two parcels on the east side of Courtland Avenue (#259) and south side of Fairmont Avenue.

On a motion by Mrs. Laurie, seconded by Mrs. Rheingold, the Board voted unanimously to approve the subdivision with the following conditions:

1. Significantly sized trees shall be preserved to the greatest extent feasible and three new trees shall be planted along the Fairmont Avenue frontage subject to the review and approval of the Tree Warden and EPB staff (note to appear on final map).
2. A storm water management plan, approved by the Engineering Department, shall be submitted prior to the issuance of a building permit (note to appear on final map).
3. In accordance with CGS 8-26c, approval shall expire on March 1, 2007, 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).
4. Subdivision reference number to be placed on final map.

The Special Meeting was adjourned at 7:20 PM.

Mr. Hill opened the Public Hearing in the 4th floor Cafeteria at 7:30 PM.

Subdivision #3801 Burt Hoffman for subdivision of property into 6 parcels on the north side of Maltbie Avenue (#77 & #88).

Mrs. Laurie read the legal notice.

Richard Redniss presented the application. He noted that EPB condition #3 should state that EPB staff is the approving agency. There were no comments from the public.

MP-374 Gurpreet Ahuja 825 High Ridge Road to amend the Master Plan from Land Use Category Designated 2 – Residential Single-Family Low Density to Land Use Category Designated 3 – Residential Multi-Family Low Density.

Attorney Robert Finke presented for the applicant. He said the existing property contains five existing structures, that the applicant proposes to remove two structures and build three single-family units on Tally Ho Lane and eight units to the north. He said the open space preserve will be maintained. He said there is commercial designation directly across High Ridge Road and Land Use Category 3 on these parcels is a natural progression. He said he was relying on the Sandolo traffic study.

Mrs. Fishman said this property is surrounded by single-family homes.

Richard Smith of 49 Vine Place spoke in opposition. He reminded the Board that an earlier approval for Sandola included two single-family homes to provide a transition. He said this application will lead to rezoning all of High Ridge Road and more traffic.

Ms. O'Rourke of 29 Donata Lane spoke in opposition. She said it would be a detriment to the neighborhood and lead to a domino effect.

Mr. Finke said that each of the proposed dwellings would be single-family homes. Mr. Smith observed that what is shown is illustrative only. Mr. Finke said he believes that this type of housing is good for Stamford, that it will provide tax revenues for the City and homes substantially cheaper than single-family homes.

MP-376 Greyrock Development LLC 172 Greyrock Place to amend the Master Plan from Land Use Category Designated 5 – Residential Multi-Family, High Density to Land Use Category Designated 7 – Commercial Intermediate Business.

Attorney William Hennessey presented this application. He said of the 1.2 acre property 15,000 sq. ft. is presently in Category 5 and the proposed change would consolidate property into one category. He explained that the proposed use includes housing, retail and an extended stay hotel. He referred to the proposed Master Plan draft, which places the property in the "Downtown Core" category.

Richard Redniss presented the history of the property since 1859. He cited the Swan report. He said an extended stay hotel will help relieve the rental market by freeing up units in residential complexes.

Mark Beaudry, representing the Chamber of Commerce, said the Chamber favors the project with hotel, retail and residential uses.

Seth Berger, a retail store owner, said he favors the proposal, especially the retail.

Gary Feldman from the Chamber of Commerce, Sandra Goldstein from DSSD, Jack Condlin from the Chamber of Commerce all spoke in support of the application. Ms. Goldstein said it fits in with the vision of Broad Street and will be a major catalyst for economic development downtown.

Mr. Hennessey presented a letter from Steve McKenzie, Director of Economic Development, supporting the application.

There were no speakers in opposition.

Mr. Hill said the next meeting will take place on March 12, 2002. It will be a meeting with the consultants and will start at 6:30 PM.

The meeting was adjourned at 9:25 PM.

Respectfully submitted,
Maggie Laurie, Secretary
Stamford Planning Board

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