

MINUTES OF PLANNING BOARD - REGULAR MEETING, #3331  
TUESDAY, JUNE 11, 2002, 7:30 PM  
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Rose Grosso; Marggie Laurie; Teri Dell; and John Garnjost. Present for staff: Robin Stein, Land Use Bureau Chief.

Zoning Board Referral

**APPL. 202-10 Faith Tabernacle Church** requesting Text Change to amend Article IV Section 12 D-2, Automobile Parking and Loading Space, and Appendix A Land Use Schedule, Table 1 to provide special parking regulations for religious institutions and their accessory uses in the Central Business District.

Richard Redniss reviewed the application and the history of the church. He said only four religious institutions remain in the Central Business District and that he has no objection to changing the text from “church” to “religious institution.” He said this text change will also clarify the jurisdiction of accessory uses such as day care.

Reverend Jackson of Faith Tabernacle Church addressed the Board.

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

**Supplemental Capital Project Appropriation Request** for street improvements at intersection of Forest Street and Prospect Street, \$155,000.

Tom Bruccoleri, Transportation Planner, presented this request and explained the grant program. He said a consultant is presently reviewing options for improving the intersection. Mr. Hill suggested closing the Prospect Street entrance in order to improve safety and traffic flow.

On a motion by Mr. Garnjost, seconded by Mrs. Dell, the Board voted unanimously to recommend approval.

Zoning Board Referrals continued:

**APPL. 202-04 The Strand/BRC Group, LLC and Collins Bedford Oak, LLC** requesting Map Change from C-WD to D-WD for property at Pacific Street, Washington Boulevard and Dyke Lane.

**APPL. 202-05 The Strand/BRC Group, LLC and Collins Bedford Oak, LLC** requesting Special Exception for a planned mixed use development including Ferry Terminal and dock, General Commercial uses including neighborhood retail; restaurants; catering hall; Office Building; Housing; Marina/Boatyard and Public Access.

Attorney William Hennessey reviewed a meeting with zoning staff regarding waivers needed under alternative standards in the DW-D District. He said that height is to be measured from the average curb line and that the application complies with the view corridor requirements.

Michael Cacace, representing Clearwater Associates, said this unique 38 acre parcel is a key to development with enormous potential. He said the project contains deficiencies; that by placing all the development in the northerly 24 acre parcel it exceeds standards for coverage, FAR and density. He said there are too many unknown items and therefore the application is premature and deficient. He stated that the barrier will be moved to the street and will impact views of properties to the north. He expressed concern over the size and height of the office building with the height going from 70' to 100'. He said an office building is not consistent with the Master Plan and argued that the power to waive regulations is illegal. He recommended that the application be denied.

Mr. Hill commented that the Master Plan does leave some flexibility for office space outside of downtown.

Philip McCain spoke representing the NRZ. He said the NRZ has met with the developer team on numerous occasions and favors the overall project with its affordable housing component and neighborhood retailer. He spoke of the need to develop the brownfields site.

Mrs. Laurie raised issues regarding pedestrian access to the boatyard and the height of the office building. Mrs. Dell expressed concern over the lofts. Mrs. Grosso said her only concern is the height and bulk of the buildings and that otherwise it is a very good project. Mr. Hill agreed that overall it is an excellent project and expressed concern over the height and size of the office building.

Mr. Stein said traffic comments will be forwarded. Mrs. Grosso suggested limiting the height to 70' and thus not requiring a height waiver.

On a motion by Mr. Garnjost, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval of Appl. 202-04.

On a motion by Mrs. Grosso, seconded by Mr. Garnjost, the Board voted unanimously to recommend approval of Appl.202-05 with the exclusion of the height waiver.

**APPL. 202-07 59 Courtland Avenue LLC** requesting Special Exception for conversion of an existing non-conforming "Residential Hotel" housing persons over 50 years old to an apartment building with 61 units unrestricted by age. The property is located at 59 Courtland Avenue in an RM-1 Multi family Residence District.

**APPL. 202-08 59 Courtland Avenue LLC** requesting Text Change to amend Article IV Section 10 by adding a new Subsection I to permit conversion of any existing non conforming building in the RM-1 zone to residential purposes.

Mr. Hennessey and Mr. Redniss presented these applications and explained that only the residence building will be impacted. The said the applicants propose adaptive reuse to convert to condominiums. They said that the text is based on a prior text change adopted for 300 Broad Street. They reported that there is adequate parking on the property.

On a motion by Mrs. Laurie, seconded by Mr. Garnjost, the Board voted unanimously to recommend approval of Appl. 202-07.

On a motion by Mrs. Grosso, seconded by Mrs. Laurie, the Board voted unanimously to recommend approval of Appl. 202-08.

**Subdivision #3788** - Letter requesting modification of Condition #5.

On a motion by Mrs. Laurie, seconded by Mrs. Grosso, the Board voted unanimously to grant the requested modification to allow an 1800 sq. ft. house footprint on lot #6.

Minutes for Approval:

#3328 May 21, 2002 (DH, RG, CF, TD, JG) unanimously approved

#3329 May 28, 2002 (DH, RG, ML, TD, JG) unanimously approved

Respectfully submitted,  
Maggie Laurie, Secretary  
Stamford Planning Board