

MINUTES OF PLANNING BOARD - SPECIAL MEETING #3337  
AUGUST 15, 2002  
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, John Garnjost, Marggie Laurie, Rose Marie Grosso, Theresa Dell, Claire Fishman, and Helane Rheingold. Robin Stein for staff. Also present were John Shapiro and Rob Lane representing the consultants for the Planning Board.

The Chairman, Mr. Hill, opened the meeting at 6:30 PM. The first item of business was the Master Plan Up-Date.

Mr. Stein reported that he had consulted with the Office of Corporation Counsel as to whether or not the Master Plan consultants could continue to advise the Planning Board after the Public Hearing. He reported that the answer was in the affirmative and that there were court decisions that upheld this practice.

John Shapiro reviewed the major issues raised at the Public Hearing. There was discussion regarding the issue of accessory apartments. Mr. Hill stated that they need a need and regulating them would create fairness in the enforcement process. Mrs. Grosso and Mrs. Rheingold suggested that these units would serve a need for extended families. It was decided to modify the language in A1.9, 3A2 and 4A2 to suggest that the city may, in the future, consider an accessory apartment ordinance.

Under A3.3, Category 15, it was agreed that offices would remain subject to the 50% cap with the new proviso recommending an office prohibition in the M-G zone.

Under A3.5, Category 8 and 4D1 it was agreed to modify the language while maintaining the policy of limiting office expansion outside of the downtown.

Under C1.7, the Board agreed to remove the 25% cap to allow for each expansion of a non-conforming use to be judged on its own merits.

Under C6.3, 3B3, 4B6 and Category 17, Open Space Overlay, it was agreed that the language needed clarification and that private schools, e.g. Pipers hill and KLH should be removed from the overlay.

Under D1.8, D3.5, Category 9, it was agreed to further modify the text to stress the preservation of the existing historic structures and setbacks in the Bedford/Summer corridor. Mrs. Grosso suggested that the language be adjusted to restrict retailing in the corridor. It was agreed that with the text revisions that the area remain in Category 9—Collar, as it denotes transition. When coupled with the text changes and suggested design controls the proposed land use category provides more protection than presently exists. The details, John Shapiro stated, will be shaped by a zoning category.

In Categories 7 and 8, there was concern over difficulty in defining “adverse impacts on the Downtown.” The Board agreed to delete this sentence in both categories as well as in Category 12.

There being no additional business, the meeting was adjourned.

Respectfully submitted,  
Duane Hill, Chairman  
Stamford Planning Board