

MINUTES OF PLANNING BOARD - SPECIAL MEETING #3289
APRIL 4, 2001
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Mr. Hill opened the meeting at 7:35 P.M.

Zoning Board referrals:

APPL. 201-10 Archstone-URC to rezone property on Washington Boulevard, West Park Place and Whitaker Place from C-G General Commercial District and R-H Multiple Family Design District, High Density to MRD Mill River Design District.

Richard Redniss, representing the applicants, presented the application. He said the development located within the Mill River District will provide “eyes on the park.” He said the project will have streetscape on all sides and will provide 22 affordable housing units.

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

APPL. 201-14 Starwood Buckingham, LLC for Special Exception to allow a residential use at 77 Havemeyer Lane in the C-D Designed Commercial District.

Mr. Redniss, representing the applicant, said the proposed project is compatible with the adjacent RM-1 district on Connecticut Avenue. He reviewed the traffic information and said there will be a landscaped buffer along Havemeyer Lane. He said the project includes 24 affordable units and said the applicants may request 50% of the units to be permitted as a “buyout.”

Mr. Garnjost asked why not rezone the property residential and Mr. Hill questioned the density. Mr. Redniss said the density couldn't be reduced if affordability is required.

Mrs. Laurie asked about parking and Mr. Redniss stated that the development proposes parking in excess of the requirements.

There was a discussion about providing for a “buyout” and the need to streamline the process to allow a non-profit to move on a “superior” affordable project. Mr. Hill said he is comfortable with the buyout provision in the zoning regulations. He said should a buyout proposal be presented an appropriate period for public comment should be provided.

On a motion by Mrs. Laurie, seconded by Mr. Garnjost, the Board voted unanimously to recommend approval, with comments relating to the buy-out and traffic study.

Zoning Board of Appeals Referrals:

ZBA Appl. #058-01 King & Low-Heywood Thomas Schools, Inc. requesting modification of Special Exception to construct a new two-story 22,500 sq. ft. Middle School building and additional parking at 1450 and 1750 Newfield Avenue in the RA-1 Single-family Residence District. The applicant also requests modification of Condition #1 of a ZBA Certificate dated April 16, 1996 to increase maximum enrollment from 650 to 750 students.

Mr. Hill recused himself and Mr. Garnjost presided. Attorney William Hennessey presented the application. He said the applicant will limit traffic on Intervale Road East for emergency and maintenance only. He said the addition will allow sharing of facilities between middle and upper schools. He said the applicant will design and make a fair share contribution for improvements to the intersection of Newfield Avenue and Newfield Drive. He said enrollment growth is critical to the school. He said the applicants will create a drainage detention system to alleviate drainage problems on Eastover Road.

Mr. Joseph Andreana of 317 Intervale Road East expressed concern over the increase in impermeable surface and in traffic. He said he is opposed to additional students and staff. He expressed concern over the ability of the school to maintain the proposed detention system and questioned if the proposed system will function properly. He asked if there will be future expansions.

Mr. Hennessey said the school will utilize an above ground detention system.

Mary Sommer, President of the Board of Trustees, said construction will begin this summer if the application is approved.

Raymond Redniss said the drainage system will be constructed prior to construction of the new building.

Mr. Garnjost asked about capacity and Ms. Sommer stated that it is based on a master plan study and total available facilities.

The Board deferred this matter to a later date.

ZBA Appl. 066-01 Jeff Zolluccio requesting Special Exception and Variance of Section 13 to permit two signs (Horizon Graphics) on each canopy of the Sunoco gas station at 765 East Main Street in the C-N Neighborhood Business District.

Mr. Stein reviewed this application. On a motion by Mr. Garnjost, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval.

ZBA Appl. #072-01 Chabad Lubavitch requesting Special Exception to use the former Turn of River Library building as a religious institution. Ancillary uses requested include a School, non-public, and Day Care. The applicant proposes to remove all other existing structures and build new structures totaling 12,700 sq. ft. The property is located at 752 & 760 High Ridge Road in the R-10 Single-family Residence District.

Richard Redniss, representing the applicant, said traffic for the previous Kindercare proposal would have occurred totally during peak hours whereas this use involves off-peak traffic. He said the northerly location for the driveway allows a greater stacking area on High Ridge Road and provides a 25 foot buffer to property to the north. He said the applicant will provide a graveled area for additional parking if

needed. He said the applicants are working to develop a landscaping plan; that they will replace the fence adjacent to the Grossberg property; and that they will size the play area for 30 children at a time, as well as 16 children at a time in other screened play areas. He said the applicants will bring the property into compliance.

Rabbi Deren said the lower level can be used for an indoor play area. Mr. Redniss said the applicants will add additional trees and screening and allow some property owners rights over portions of the property. He said the applicants oppose a condition to contribute \$15,000 for a traffic study.

Walter Jaykus of 770 High Ridge Road expressed concern over the driveway and the impact on the Brant Road intersection with High Ridge Road.

Elinor Goodman spoke in opposition citing the Board's unanimous denial of the Kindercare application due to intensity of development and traffic. She said this proposal is more intense and could impact the woods. She also expressed concern over the potential for night lighting.

William Ries, President of the North Stamford Association expressed concern over addition of residential property to the north.

The Board deferred this matter to a later date.

Pending Subdivision:

Subdivision #3785 – Great View, LLC for subdivision of property into two parcels on the north side of Highland Road (#26 & 36).

The Board deferred this matter to a later date.

Correspondence from James D'Alton Murphy regarding Sparkman/Bartling property, 2461 Long Ridge Road.

Attorney Murphy requested deletion of condition #2. Mrs. Laurie made a motion to delete condition #2. Mrs. Grosso seconded the motion and it passed by a vote of 3-1.

Minutes for Approval:

#3288 March 20, 2001 – Tabled.

Old Business

The next meeting was scheduled for April 16, 2001.

The meeting was adjourned at 11:50 PM.

Respectfully submitted,
Duane Hill, Chairman
Stamford Planning Board

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