

MINUTES OF PLANNING BOARD - REGULAR MEETING #3291
APRIL 17, 2001
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Mr. Hill opened the meeting at 7:30 P.M.

Zoning Board of Appeals referrals

ZBA Appl. #037-01 Robert Pepi requesting Variance of Appendix B, Table 3, Minimum Lot Size, to subdivide a 2.017 acre lot into two parcels, 1.115 acres and 0.902 acres, in lieu of 1 acre, at 104 Scofieldtown Road in the RA-1 Single-family Residence District. Deferred.

ZBA Appl. #062-01 Nicholas Coggnetta, Jr. requesting Variance of Section 12-C to allow parking three (3) feet, in lieu of ten (10) feet, from Warren Street and Variance of Table 12-A, (4) to allow tandem parking at 120 Myrtle Avenue in the R-5 Multi-family Residence District.

Attorney Donald Zezima presented the application. He said the proposed use is less intense than the existing welding business. He said there are no pet crematoriums in the area so demand is great for this use. He said the requested parking variances are similar to those granted to others.

Mrs. Grosso said the site is close to apartments and asked if there is a smell or smoke from the crematorium. Mr. Zezima explained that the only impact is heat vapor. He said the appearance of the building and the site will improve.

On a motion by Mrs. Laurie, seconded by Mr. Garnjost 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.

Mr. Stein reviewed the proposal and stated that the use is consistent with the Master Plan.

Mr. Hill said that efforts have been made to mitigate traffic issues by placing a curb cut to the north. He said other religious institutions coexist with residences and all applications should be reviewed on a case-by-case basis. He said the loss of the house is a trade-off and improves safety.

Mrs. Laurie said buffering is necessary but adequate site lines must be retained.

Mr. Garnjost made a motion to recommend approval with the statement that the proposed traffic circulation and parking, consolidation and relocation of the driveway entrance and restriping of High Ridge roadway will help mitigate the traffic concerns associated with vehicles entering and exiting from the site. The following recommended conditions were included:

- Placement of appropriate screening along the perimeter of the property to limit the impacts on abutting properties.
- Any exterior lighting shall be designed and shielded to so as not to affect adjacent properties.
- The area to the rear of the property shall be left in a predominantly natural state. The Board opposed the provision of a gravel parking area as presented by the applicant.
- The preparation of a follow-up traffic study, once the religious institution, school and day care are functional, to monitor traffic and parking operations. If warranted by the study, additional traffic and parking control measures should be imposed.

Mrs. Grosso seconded the motion and it was unanimously approved.

Pending Subdivision:

Subdivision #3787 – Lewis Cherniack, et al for subdivision of property into two parcels on the east side of Briarwood Lane.

Mr. Stein reviewed the application. On a motion by Mrs. Grosso, seconded by Mrs. Laurie, the Board voted unanimously to approve the subdivision with the following conditions:

1. Driveway easement serving Parcel A shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement.
2. The southerly edge of the driveway serving parcels A and B shall be at least ten (10) feet from the southerly boundary of the property (Note to appear on final map).
3. The development of Parcels A and B shall be subject to review and approval of the Environmental Protection Agency prior to the start of any site activity (Note to appear on final map).
4. Significantly sized trees shall be preserved to the greatest extent feasible (Note to appear on final map).
5. A standard “Drainage Facilities Maintenance Agreement” shall be provided to ensure the full and proper maintenance of structures.
6. Conditions set forth in a letter from the Director of Environmental Health and Inspections to the Land Use Bureau Chief dated April 3, 2001 (Note to appear on final map).
7. In-ground fuel tanks shall be prohibited.
8. 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).

9. In accordance with CGS 8-26c, approval shall expire on April 20, 2006 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).
10. Subdivision reference number to be placed on final map.

Zoning Board referrals:

APPL. 201-03 Collins Bedford Oak, LLC requesting Text Change to amend Article III, Section 9AAA, Subsection 1; Section 9AAA, Subsection 2; and Section 9AAA-3 (Part A) MXD-A Designed District .

APPL. 201-06 Collins Bedford Oak, LLC, Stanford Guy Sutton, Rainbow Champ LLC and J. Michael Cantore requesting Map Change from R-MF Multiple-family Residence Design District to MX-D Mixed Use Development District – Part A (infil) for a 2.9 acre parcel on Oak Street, Bedford Street and First Street.

Attorney William Hennessey presented the applications. He explained that there are four property owners and eleven properties on the site. He said the existing uses are non-conforming. He explained that the MXD zone provides the ability for residential and office uses to share parking. He said the plan maintains the existing streetscape with potential for a play area to the rear.

Mrs. Laurie said MXD is a better option for the block and Mrs. Grosso said that housing preservation is a plus.

On a motion by Mr. Garnjost, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval of APPL. 201-03 with the caveat that the current MX-D “infil” designation criteria - “of which no less than 50% of said frontage is either vacant or used as a parking lot at the time of application” - be maintained and supplemented with an alternative standard that addresses a potential site with an existing streetscape.

On a motion by Mrs. Laurie, seconded by Mr. Garnjost, the Board voted unanimously to recommend approval of APPL. 201-06.

APPL. 201-18 Richard W. Redniss requesting Text Change to amend (1) Article II, Section 3 by adding a new definition 26.3 Corporate Retreat; (2) Article III, Section 4AA-1-1.3 by adding subsection Q Corporate Retreat, RA-2 District only; and (3) Appendix A, Table 1 by adding #17.1, Corporate Retreat, “B” Special Exception, in the RA-2 District.

Appl. 201-19 International Paper Company requesting Special Exception to allow a Corporate Retreat on Merriebrook Lane/Westover Road in the RA-2 Single-family Residence District.

Mr. Redniss explained that a special exception and variance, which were issued in 1980 for use of the property as a tourist home with 30 overnight guests, will expire with the sale of the rest of the property. He said there are four other potential corporate retreat sites and that he will work with staff to tighten up the language in the text change. In response to a question from Mr. Garnjost, he said he would review whether an FAR limit of 0.05 could be set.

Mr. Hill said he is trying to allow for some flexibility along with the regulatory processes.

Mr. Garnjost requested a copy of the contract to confirm the conditions and requirements. He suggested clarifying the standards based on prior use or after the disposition of the open space.

Mrs. Laurie said she would like to know the hours of operation.

Mr. Hill said the Board will have another opportunity to ask questions. The Board deferred action.

The meeting was adjourned at 10:00 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.