

MINUTES OF PLANNING BOARD
REGULAR MEETING #3298 - JULY 10, 2001
4th FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

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

Subdivision Appl. #3788 of Douglas Alderman (ADA, LLC) for subdivision of property into 6 lots on the east side of Newfield Avenue in the R-20 Single Family Residence District.

Mrs. Grasso raised concerns over lots 5 and 6 in view of EPB staff's concerns. Mr. Stein explained the proposed conditions including limits on the house footprints for the two lots.

Mrs. Rheingold made a motion to add the requested waivers of Section 5.3.1 and 5.1.4 to the conditions of approval. Mrs. Laurie seconded the motion and it was unanimously approved.

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

1. Delineation of "Open Space Preserve/Conservation Area - to be maintained in a natural state except as may be authorized by the Environmental Protection Board;" the area so designated is 1.97 acres and is shown in color on a map dated revised June 5, 2001 on file in the Planning Board office.
2. Filing of a conservation easement to include the area designated as Open Space Preserve/ Conservation Area. At the time of filing of the final subdivision map, this Area shall be field staked with iron pipes at all property boundaries and turning points of the easement boundary.
3. Driveway easements serving lot #2, #5 and #6 shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement.
4. The development of lots #3, #5 and #6 shall be subject to review and approval of the Environmental Protection Agency (Note to appear on final map).
5. Houses on lots #5 and #6 shall be restricted to a footprint of not more than 1500 sq. ft. (Note to appear on final map).
6. Significantly sized trees shall be preserved to the greatest extent feasible (Note to appear on final map).
7. Submission of a "Landscape Maintenance Agreement" to ensure the success of plantings in the Open Space Areas.
8. In-ground fuel tanks shall be prohibited (Note to appear on final map).
9. 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).

10. Filing of a performance bond or other form of surety acceptable to Corporation Counsel to cover drainage, roadway construction, erosion controls, habitat plantings, and streetscape supervision by the project engineer with as-built plans and certifications, and certification of the completion of all plantings by a qualified professional.
11. Confirmation of the drainage analysis by the City Engineer
12. In accordance with CGS 8-26c, approval shall expire on July 13, 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).
13. Subdivision reference number to be placed on final map.

In view of the environmental constraints, wetlands and conservation areas, and the limited number of residences to be served by the short extension of Edward Place and the common driveways, the Planning Board approved the following waivers of the Subdivision Regulations:

Section 5.3.1 - To allow the existing turnaround at the end of Edward Place to remain in its present location and configuration. The turnaround at the end of the extension of Edward Place shall not be constructed.

Section 5.1.4 - To allow for a pavement width reduction of the extension of Edward Place to twenty (20) feet.

Section 5.1.4 - The residential service drives (common driveways) serving lots 3 and 4, and lots 5 and 6, shall have their respective pavements reduced to sixteen (16) feet.

Zoning Board Referrals:

APPL #201-16 Islamic Cultural Center of New York requesting Special Exception to operate a Church & Religion Institution (definition #23) at 1558 Washington Boulevard.

Attorney William Hennessey reviewed the application. He said that although the property is split by two zones the proposed use conforms to both zones. He said there is no intention to use the remaining space in a non-conforming way. He said the worship hall is sized for 48 worshipers and parking is more than adequate. He said the applicant will refurbish the exterior but there will be no changes other than the stairs and ramp entrance.

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

APPL #201-20 Stamford Community Health Center requesting a Text Change to amend Article II, Section 3, Definitions, A, #23.1 Clinic; Article III, Section 9-G-3; and Appendix A. to permit use #12 Clinic (23.1), as amended, in the R-MF Zone by Zoning Board Special Exception.

Richard Redniss reviewed the application. He said the health center is an established institution in Stamford's South End. He said until 1984 when it was removed, Use #23.1 Clinic was allowed in the R-MF zone. He explained that in 1989 a new definition of clinic was created but the use was not permitted in multi-family zones in spite of the Planning Board's opinion that all zones should be included. He read a letter in support of the application and said that the applicant will upgrade the site, which is presently used as a construction yard.

Mrs. Rheingold, with a second by Mrs. Grosso, made a motion to recommend approval. The Board voted unanimously in favor of the motion but it questioned the proposed restrictions relating to height and FAR suggesting that the existing standards in the R-MF District should provide sufficient safeguards for the proposed special exception use.

APPL #20-031 The Strand/BRC Group, LLC and Connecticut Light & Power Company requesting Map Change from M-G to C-WD for property at the southwest corner of the intersection of Atlantic Street and Washington Boulevard.

Attorney William Hennessey reviewed the history of the Admiral's Wharf project. He explained that the C-WD district is far more restrictive than the existing M-G zone and is a prerequisite for a change to D-WD. He said it was reported that there is interest in placing a power plant on the site and explained that changing the zone to C-WD will help eliminate that possibility and follows prior Master Plan amendments.

On a motion by Mrs. Grosso, seconded by Mrs. Rheingold, the Board voted unanimously to recommend approval of APPL. 201-31.

APPL #201-21 Richard Redniss requesting Text Change to amend Section 9-AAAA of the Designed Waterfront Development District by adding a new Subsection (i) under Subsection 4 regarding Below Market Rate Housing and to amend Subsection 2-b Minimum Acreage and 2-c Parcel Configuration.

Richard Redniss explained the three components to the text change. He said affordable housing includes a FAR bonus up to 0.10 FAR and the other portion of the text amendment relates to separation of two Northeast Utilities parcels by Ponus Yacht Club. He said the changes will allow development to proceed on a unified basis.

On a motion by Mrs. Grosso, seconded by Mrs. Laurie, the Board voted unanimously to recommend approval of APPL. 201-21.

Zoning Board of Appeals Referrals:

ZBA Appl. #121-01 Bill Fishman d/b/a Rapid Press requesting Variance to replace existing sign with internally illuminated two sided sign 3'x 10' at 555 Summer Street in the C-L Limited Business District.

Mr. Stein reported that the sign would not impact traffic sight lines.

Mrs. Rheingold made a motion to recommend approval. Mrs. Grosso seconded the motion and it was unanimously approved.

ZBA Appl. #122-01 Rich-Taubman Associates and City of Stamford – URC requesting Variance of Section 13 to permit – (A) two illuminated flashing pole signs (11.75'x 7.12'); (B) two signs, 17 sq. ft. and 20 sq. ft., in lieu of 12 sq. ft.; (C) two signs projecting 92.04" in lieu of 24" from the face of the building and projecting over the sidewalk at the Mall, Town Center Drive and 100 Greyrock Place in the CC-N Central City North Zoning District.

Attorney Michael Cacace represented the applicant. He said the six signs are intended to be directional for parking use. He said four signs replace existing signs: (two existing pole signs on Atlantic Street and Tresser Boulevard and two signs on Greyrock Place.) He said the building could have a lot more signage on its face than it does. He said the replacement signs on Tresser Blvd. and Town Center Drive will be smaller than the existing signs and that the ones on Town Center Drive and Atlantic Street will contain electronic letters.

Mrs. Grosso expressed concern over the large sign next to Veterans Park. Mr. Stein expressed concern that electronic signs are no longer permitted in the Zoning Regulations. Mr. Cacace explained that the Rich Forum electronic sign is grandfathered in under prior regulations. He said that electronic signs are “state-of-the-art” and minimize the need for additional signage.

On a motion by Mrs. Rheingold, seconded by Mrs. Laurie, the Board voted unanimously to endorse in general the signage proposed. However it expressed reservations as to the size of the proposed sign A2 given its proximity to Veterans Park. In addition the Board felt that the proposed electronic signs, A1 and A2, were not in keeping with recent revisions to the sign regulations and would set an unfortunate precedent.

ZBA Appl. #123-01 Waterside School, Inc. requesting Special Exception to operate a “School, Non-Public” (Definition #91) at St. Clements Church, 535 Fairfield Avenue in the R-6 Residential One and Two Family Residence District.

Mr. Hennessey explained that Waterside School has a mission to provide education for high potential/high risk children. He said no new construction is proposed except for play equipment. He said it will become a community school with pre and post school activities and a 7/1 student/teacher ratio.

Conrad Kruger spoke regarding the educational project. He said the school will work with Domus and will allow bright/disadvantaged children to become future role models.

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

The meeting was adjourned at 10:15 PM.

Respectfully submitted,

Marggie Laurie, Secretary
Stamford Planning Board

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