

MINUTES OF PLANNING BOARD
REGULAR MEETING #3299 - JULY 24, 2001
4th FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

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

Correspondence from Mayor Malloy regarding Purchase of 60-70 Main Street from Morton B. Kahn Realty Association.

Mr. Stein reviewed the background. Andrew McDonald explained that funds for the purchase agreement are in the Capital Budget. Mr. Garnjost asked to review the Open Space account.

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

Pending Subdivision:

Subdivision Appl. #3792 of David E. and Sally A. Putney for subdivision of property on the west side of Hillside Avenue (#40).

Since the applicant has asked for an extension, this item was removed from the agenda.

Zoning Board Referral:

APPL #201- 22 Roseland Property Company requesting a Special Exception pursuant to Article II, Section 3-A, 39.2, Floor Area, to allow fifth and sixth level of above grade parking for phase 2 to be excluded from Floor Area calculations. Property commonly known as "Parcel-38"

This item was deferred.

Zoning Board of Appeals Referral: - Consent Agenda

ZBA Appl. #130-01 Jean G. Joseph requesting Variance of rear setback, 6 feet in lieu of 30 feet, and lot area, 5,789 sq. ft. in lieu of 6,000 sq. ft. to permit construction of a two family house on Minor Place in the R-5 Multi-family Residence District.

The Planning Board reviewed a previous application for the same variances on March 20, 2001. At that time the Board voted to recommend approval (letter attached). Since there is no change in the request, staff recommends approval.

On a motion by Mrs. Fishman, seconded by Mr. Garnjost, the Board voted 4-1 to approve the consent agenda.

Review of URC plan for the Mill River.

Mr. Stein reviewed the background and prior Planning Board recommendations.

Bruce Goldberg, URC Counsel presented the Plan and changes which include deletion of the buy-out and a boundary modification. He distributed a 20 year budget for implementation of the Plan. He said bonding authority will require annual approvals. He said the 20 year budget is a road map for implementation but not part of the plan. He said one further change may occur which would limit usage of TIF funding to 50%. He explained that there will be a concurrent review process by the Zoning Board and URC.

Mr. Garnjost asked for specific information on the Planning Board recommendations as reflected in the revised URC Project Plan.

Mr. Goldberg said he is not aware of any specific conflict between the MRD zone and the URC Plan.

Mr. Hill asked why the buy-out was not included. Mr. Goldberg responded that there was a social integration issue, economic issues and a lack of support for the buy-out.

Mr. Hill commented that several of the non-profits did support the buy-out and said lack of capital is a real issue for producing affordable housing.

Mr. Stein urged modification or deletion of the comment on page 1 of the estimated budget.

The Board deferred making a final recommendation pending further review.

Minutes for Approval

#3297 - June 26, 2001 – unanimously approved as corrected.

The next meeting was scheduled for August 7, 2001 and the meeting was adjourned at 9:30 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.