

MINUTES OF PLANNING BOARD
REGULAR MEETING #3300 - AUGUST 7, 2001
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

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

Supplemental Capital Project Appropriation Request for Technology Infrastructure School Wiring - \$145,962

Mr. Stein presented the request. Mrs. Grosso had questions about software support, the additional costs involved, integration with the technology plan and why it is proposed for Rippowam. She asked what is being built, what hardware will be used and when it will be operational. Mr. Stein explained that these are questions for John Lindquist.

On a motion by Mr. Garnjost, seconded by Mrs. Grosso, the board voted 3-0 to recommend approval of the request. Two members abstained.

Supplemental Capital Project Appropriation Request for Apparatus Replacement, The Big Five Volunteer Fire Depts., \$26,509

Mr. Stein presented the request. On a motion by Mrs. Grosso, seconded by Mrs. Loglisci, the Board voted unanimously to recommend approval.

Supplemental Capital Project Appropriation Request for Den Road Area Sanitary Sewers, \$1,385,000

Ed Gentile from the Engineering Department explained that this request involves 4,000 linear feet of sewer. He said the project is out to bid and that it will serve homes with septic system failures. He said the project cannot be expanded further without putting in a pump station.

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

Review of URC plan for the Mill River.

Mr. Osman, URC Chairman, and Mr. Papp, Executive Director of the URC presented the plan. Mr. Stein provided background information and reviewed the memo provided by the URC outlining revisions. He said Mr. Osman has worked closely and cooperatively with the Board of Representatives and that the URC has tried to be responsive to concerns. Mr. Hill disagreed with the requirement that any modification in height becomes a substantial change and suggested that minor height changes should not require a plan change. He urged flexibility.

Mr. Osman reviewed the process over the past two years. He said there will be a future public hearing and vote by the Board of Representatives. He suggested that staff review the height regulations.

In response to a question from Mrs. Laurie, Mr. Osman said the amount of new affordable housing will be increased by at least ten percent. He responded to questions regarding the process for affordable housing.

Mr. Hill suggested that TIF be limited to fifty percent. Mr. Osman said some representatives want a ceiling on the TIF but that this lacks flexibility. Mr. Hill said there should be some restraints on the size of the TIF.

Mr. Hill said that eliminating the buy-out has reduced flexibility for providing affordable housing. There was considerable discussion about this and it was suggested that a partial buyout as allowed in the MRD regulations could allow for the earlier phase in of affordable units to meet relocation needs and would provide the ability to develop larger and more affordable home ownership units in comparison to those affordable units provided on site.

On a motion by Mr. Garnjost, seconded by Mrs. Loglisci, the Board voted unanimously to express its pleasure with the changes to the plan, which are consistent with recommendations in the Board's September 28 letter, and to forward their comments regarding TIF, height and affordable housing to the URC.

Minutes for Approval

#3298 - July 10, 2001 – unanimously approved as corrected

#3299 - July 24, 2001 – unanimously approved

The meeting was adjourned at 10:10 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.