

MINUTES OF PLANNING BOARD
SPECIAL MEETING #3302 - SEPTEMBER 19, 2001
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were Duane Hill, Chairman; Marggie Laurie; Claire Fishman; Randy Caravella; and Rose Grosso. 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 purchase of 70 Main Street \$214,527.

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

Zoning Board Referrals:

APPL #201-26 MARGS, INC. requesting MAP change from R-10 Single-Family Residence District to RM-1 Multifamily Residence Designed District for property on High Ridge Road, corner Merriman Road.

Mr. Stein reviewed the thirty year history of the site. Mrs. Grosso asked why the units do not front on High Ridge Road.

Attorney John Leydon presented the application. He said the ten unit project will include one handicapped unit. He said doors and windows on both front and rear add character to the building. He said the applicant has agreed to pay for up to two traffic calming humps on Merriman Road in response to neighbors' request.

Mr. Hill said the wall and fence along High Ridge Road will provide screening. Mrs. Grosso said that the houses should face High Ridge Road to improve the view from the street. Mrs. Laurie said she considers the front to be on Merriman Road.

On a motion by Mrs. Fishman, seconded by Mrs. Laurie, the Board voted 4-1 to recommend approval. Mrs. Grosso was opposed.

APPL #201-25 Laura M. Allen requesting TEXT CHANGE to Appendix A – Land Use Schedule, Table 1 – Permitted Uses in Residential, Commercial or Industrial Districts, line 30.2 – Personal Wireless Service Facility (74.2), Footnote (1) to make this a permitted use in the MRD, CW-D and P Districts.

Mr. Stein explained this request and on a motion by Mrs. Fishman, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval.

APPL. #201-17 Roseland Property Company requesting SPECIAL EXCEPTION for Floor Area Bonuses; Convert Commercial Floor Area to Residential; Increase Residential Density to 400 sq. ft./unit; Authorize Fee-in-Lieu payment for 100% of "BMR" Units for property at Tresser Boulevard and Greyrock Place, commonly known as "Parcel-38", in the CC-N Central City North Zoning District.

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 for property at Tresser Boulevard and Greyrock Place, commonly known as “Parcel-38”, in the CC-N Central City North Zoning District.

APPL #201-28 Richard W. Redniss, AICP requesting TEXT CHANGE to Article II, Section 3, Definition #39.2 Floor Area.

APPL #201-29 Roseland Property Company requesting SPECIAL EXCEPTION pursuant to Appendix B, Footnote 7, to allow the building area to equal up to one hundred percent (100%) with no rear yard required for property at Tresser Boulevard and Greyrock Place, commonly known as “Parcel-38”, in the CC-N Central City North Zoning District.

Richard Redniss presented the above applications. He said this project will help to meet the City’s housing needs and that much of the ground floor is pedestrian oriented.

He said Appl. 201-17 would allow greater residential density for 470 dwelling units. He said 376 additional units would be created by converting the commercial space and another 88 units result from the office FAR bonus. He said utilization of the “buy-out” at 100 percent would make it possible to leverage more larger units. He said the total buy-out will equal over \$5 million and that details will be worked out in the future. He said there have been on-going discussions with Bayview relating to cooperative relationships to further foster the affordable housing.

Mr. Redniss explained that Appl. 201-29 requests a special exception for 70% building coverage under Appendix B, footnote 7, which permits up to 100%.

Attorney Charles Lee reviewed the aquifer constraints on underground parking which make Appl. 201-22 necessary. Jim Davidson, an architect, explained that the entire site has one level of below grade parking. He said the parking on Tresser Blvd. and Greyrock Place is masked by retail 20 feet high. He said no above grade parking will be seen in phase one and the six story garage is stepped back from Bayview.

Mr. Redniss stated that the applicant will make a left turn lane on Elm Street and a mid-block cross walk on Tresser Blvd., the latter if the City and State agree. He reviewed issues relating to fifth and sixth floor parking, explaining that this is necessary for financing.

Clark Hamilton, the project developer, said after phase one is built parking needs will be reevaluated. He said if 1.5 spaces per unit can be reduced to 1.25 the garage will be limited to four stories.

Charles Lee reviewed the history of the site, explaining that prior development was more intense than the present proposal. He said the plan includes retail space and an urban park.

In answer to questions from the Board, Mr. Redniss said the existing infrastructure can handle the proposed density and Mr. Davidson explained that the fire code requires sprinkling. He said that the internal roadway allows direct access to each tower.

Zoning Board of Appeals Referrals:

ZBA Appl. #144-01 The Stamford Church of Christ requesting a Special Exception and Variance of ground coverage from 35% to 40% to construct a two story 8,358 sq. ft. addition to its building at 1264 High Ridge Road in the R-20 Single Family Residence District.

On a motion by Mrs. Fishman, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval with the stipulation that no commercial parking be permitted on the site.

ZBA Appl. #148-01 Grace Christian School requesting modification of its Special Exception #113-01 to eliminate the condition requiring the presence of a police officer during morning and afternoon drop off and pick up times. The church is located at 602 High Ridge Road in the R-10 Single Family Residence District.

Clair Friedlander, ZBA Chairman, explained that there have been violations of prior agreements regarding traffic circulation. The Board took no action on this application since it is an enforcement issue.

Minutes for Approval:

#3300 - August 7, 2001 - unanimously approved

#3301 - August 21, 2001 - action postponed

The meeting was adjourned at 10:35 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.