

MINUTES OF PLANNING BOARD  
REGULAR MEETING #3269 - SEPTEMBER 19, 2000  
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Marggie Laurie; Tim Abbazia; Helene Rheingold; and Claire Fishman. Present for staff were: Robin Stein, Land Use Bureau Chief; and Carol Davis, Senior Planner.

Mr. Hill opened the meeting at 7:35 PM.

**Supplemental Capital Project Appropriation Request** for SWRPA Tenant Fit-Out and Reconfiguration of 3rd floor Board of Education, \$122,225.

Nancy Ornsby Flynn said work is almost finished for this project since funds were borrowed from the Government Center Renovation account. She explained that the bid came in higher than expected and therefore she will be returning for the difference.

Mrs. Laurie said someone from OPM should attend meetings when supplementary capital funds are requested.

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

**Supplemental Capital Project Appropriation Request** for additional funds for extension of water mains along portions of Cedar Heights and Rapids Roads, \$109,631.

Andrew McDonald said this request was generated by the Water Commission. He said tests were conducted showing that 13 of 15 wells had high bacteria levels. He said since the road is torn up for sewer work there is a need to move fast. The full amount of this appropriation will be reimbursed by property owners.

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

**Supplemental Capital Project Appropriation Request** for acquisition of One Main Street, \$97,500.

Mr. Stein explained that acquisition of this property is in accordance with the Mill River Plan and that the property will add to the park.

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

**Supplemental Capital Project Appropriation Request** for Audio/video Security Monitoring System, \$152,800.

Deputy Chief DeVito and Captain Tomlin of the Police Department explained that the existing system is 25 years old and needs replacement. Captain Tomlin said the total cost, based on the most recent quote, is \$280,000 and three other projects have been closed out on the advice of OPM to make up the difference.

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

### **URC - Mill River Corridor Project Plan:**

Mr. Stein described the review process and presented a brief overview of the background leading to this URC plan.

Bruce Goldberg, Counsel for the URC, gave an overview of the plan. He said the plan does not call for acquisition of Stamford Manor and that no housing will be removed until replacement housing is provided. He said that vacant sites have a potential yield of 100 to 150 housing units which could be used for relocation sites. He said the plan creates a TIF district and an appraiser has concluded that it is feasible to purchase 1010 Washington Blvd.

Mr. Stein said this is a draft document and the URC is seeking comments, not action to approve or disapprove. He reviewed areas of concern to Land Use staff. Mrs. Laurie had several questions which were addressed by Mr. Goldberg. Mr. Hill said the Planning Board will review this further at its next meeting. After a short recess the meeting resumed at 9:25 PM.

### **Zoning Board Referrals:**

**APPL 20-014 - Jevera Hennessey** requesting Text Change to add new Section Q to Article IV, Section 14.

Attorney William Hennessey, representing the applicant, explained that the State Liquor Control Agency has determined that the dining room at Edgehill is a restaurant thus bringing the 1500 foot restriction into play. He said there is an alternative way to accomplish this by adding Senior Housing to the list of exceptions in Section A.

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

**APPL 20-027 - Richard W. Redniss** requesting Text change to amend Appendix B, Footnote #4 and Article III, Section 7-S-3.

Mrs. Rheingold asked to be recused from this matter.

Mr. Stein explained that there is an imbalance of housing and jobs downtown and if there is a way to encourage more housing it is laudable. He said the specific issues are the affordable requirement, the bonus, the effect on bonus amenities and whether it is applicable to CC-N and C-G districts.

Richard Redniss said the amendment would turn existing development rights to housing. He said it is intended for the CC-N only although there is no objection to extending it to C-G. He said that units affordable to income at 50% of the median will create opportunities for Section 8 certificates and the buyout can help with land purchase elsewhere. He said the bonus is proposed by the DSSD and Chamber of Commerce to further increase downtown housing. He said that housing will generate fewer cars than offices.

Mr. Abbazia said he does not see any great need for incentives since no commercial building has been constructed in the "hole" in twelve years. Mr. Stein explained the difference between this and other housing text changes. He said this will not displace housing at the proposed site although it could on other sites. He said he is not comfortable with the bonus. Mrs. Laurie expressed concern about open space and changing demographics. It was agreed to defer a decision on this until September 26.

### **Zoning Board of Appeals Referrals:**

**ZBA - Appl. #124-World Wrestling Federation Entertainment, Inc. and TSI Realty Company** requesting Special Exception to place a 152 square foot sign (16'x9'6") on the west elevation of the penthouse at 1241 East Main Street in the C-N Neighborhood Business District.

After a brief discussion it was agreed to postpone this to September 26.

Minutes for Approval were Tabled to the next meeting.

### **New Business:**

Mr. Stein said there has been a request for a public hearing on a two lot subdivision on Cascade Road. The Board agreed that a public hearing should be held.

The meeting was adjourned at 10:40 PM.

Respectfully submitted,  
Timothy Abbazia, Secretary  
Stamford Planning Board

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