

MINUTES OF PLANNING BOARD  
REGULAR MEETING #3271 - OCTOBER 17, 2000  
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

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

Mr. Abbazia opened the meeting at 7:40 PM.

Correspondence from Mayor Malloy regarding Contract for Exchange of Land for Private Redevelopment, Reuse Parcel 21.

Mr. Stein described the parcels to be exchanged and explained how this relates to the Mill River Plan. He said the proposed development will provide 244 housing units and 21 affordable housing units.

Scott Shaull of Archstone said the contract was produced with the cooperation of URC, the Hoffman's, Archstone and others and expressed his thanks to all.

Bruce Goldberg, counsel to the URC, reviewed the contents of the contract. He stated that he is a sub tenant in a building owned by the Hoffman's and that he negotiated the agreement. He said as a result of the agreement the City will get 14,481 square feet of parkland valued at \$1.08 million in exchange for URC Parcel 21 valued at \$690,000. He said the developer will get a tax benefit for the difference in the land value and the City will reimburse the URC probably through tax increment financing over a 5 year period for parcel 21. He said the URC has approved the preliminary plans and they are part of the contract.

In answer to questions from the Board, Mr. Goldberg said this project will proceed regardless of the action of the Board of Representatives on the Mill River Plan. Mr. Stein explained that this parcel is different from other areas in the Mill River district due to the underlying, high density commercial and residential zoning and therefore the affordable housing component is different.

Richard Redniss displayed plans for the residential building and explained that the project will be subject to site plan approval. Since Mr. Goldberg said that immediate action was unnecessary, the Board postponed further discussion

Zoning Board of Appeals Referrals:

**ZBA Appl. #143-00 John H. Gagnon** requesting Variance of Section 12-D, subsection 15, to reduce parking for a resident professional person from four to two spaces at 233 Oaklawn Avenue in the R-7½ Single Family Residence District.

Mr. Stein explained the applicable parking restrictions. Mr. Gagnon explained that because of the nature of his practice clients come and go one at a time and more than two parking places are unnecessary. He said he is willing to limit any future intensification of the use.

On a motion by Mrs. Laurie, seconded by Mrs. Rheingold, the Planning Board voted unanimously to recommend approval for reasons stated by the applicant regarding the nature of his clientele. They recommended that the ZBA condition an approval by limiting any future intensification of the use.

### **Zoning Board Referrals:**

Mr. Stein explained that the Zoning Board text amendments on the original agenda were removed at the request of Mrs. Heftman. He said a public hearing on these amendments would be delayed until the report of the Housing Needs Study is completed.

**APPL 20-025 - 603 West 45th Street, Inc.** requesting Text change to amend Section 9F to add a new subsection 6 regarding Supportive Uses.

**APPL 20-026 - Daniel Rossi and 603 West 45th Street Inc.** requesting Special Exception under Section 9F subsection 6 to locate a Child Daycare Center on Orlando Avenue in the R-5 Multi Family Residence District.

Mr. Stein reviewed the technicalities which have made the text amendment necessary. He said that before the R-5 district became a designed district the applicants could have gone to the ZBA for a variance but now if the text is approved they must seek a special exception from the Zoning Board.

Attorney William Hennessey said that this property has been used for commercial businesses from 1949 to 1986. He said in 1986 a church occupied the first floor with a residence on the second floor. He described the proposed child care center saying that it would accommodate 47 children based on the size of the facility.

There was considerable discussion about lack of parking and the poor traffic circulation. Mrs. Rheingold had concern for the children's safety. Mr. Abbazia said there is too much speculation and too many assumptions regarding parking and traffic. Mrs. Laurie said she would not recommend denial because day care is needed in the neighborhood.

Mrs. Rheingold made a motion to recommend denial. The motion died for lack of a second.

Mrs. Laurie made a motion to recommend approval and to raise concerns for safety and traffic flow. The motion died for lack of a second.

Mrs. Laurie made a motion to recommend denial based on the seriousness of the traffic safety concerns but recognizing the need for child care services and that locating a child care center in this neighborhood is consistent with the aims of the Master Plan. Mrs. Rheingold seconded the motion and it was unanimously approved.

Mrs. Laurie made a motion, seconded by Mrs. Rheingold to place the following request on the agenda.

Request for filing date extension - Subdivision #3766 - Ferrara, High Ridge Road.

On a motion by Mrs. Laurie, seconded by Mrs. Rheingold, the Board voted unanimously to approve the request for an extension.

It was agreed to meet at 6 PM on October 24, 2000. The meeting was adjourned at 9:30 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.