

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES
TUESDAY, MARCH 26, 2013
7TH FLOOR LAND USE CONFERENCE AREA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chairperson, Roger Quick, Dudley Williams, Zbigniew Naumowicz and Jay Tepper. Present for staff was Todd Dumais.

Mrs. Dell opened the Regular Meeting at 7:00pm. She explained that the Alternates, Mr. Tepper and Mr. Naumowicz would be seated as regular voting members.

Zoning Board Referrals:

ZB App. 213-06 – RMS 750 SUMMER STREET, LLC - Text change, to Amend Article IV, Section 12-D-1-c to allow minimum parking per dwelling unit in MX-D districts and amendments to Article III, Section 9-AAA MX-D Definition and Standards in the MX-D Mixed Use Development District.

ZB App. 213-05 – Zoning Map Amendment – RMS 750 SUMMER STREET, LLC & RMS HOLDINGS, LLC to rezone approximately 0.1 acres from R-MF to MX-D and approximately 0.6 acres from C-L to MX-D located at 750 and 760 Summer Street in Block No. 239.

ZB App. 213-07 – RMS 750 SUMMER STREET, LLC, 750-760 Summer Street, Special Exception requesting approval of a special exception to construct a six-story residential development including 58 residential apartments and further requesting a special exception to modify parking standards to allow 1 parking space per unit of two or less bedrooms and 1.25 parking spaces per unit of three bedrooms or more and a special exception to allow a 50 s.f. blade sign on a 0.57 acre parcel located in a proposed MX-D District at 750 Summer Street.

ZB App 213-08 – GDP and Final Site Plan - RMS 750 SUMMER STREET, LLC, & RMS HOLDINGS, LLC, 750-760 Summer Street, requests approval to construct a new six story residential infill development including 58 residential apartments and 5,370 s.f. of indoor/outdoor amenity space, parking and landscaping on .57 acres in an MX-D district at 750 Summer Street

Mrs. Dell opened the applications, provided a synopsis of all the applications and read an opening statement.

Attorney William Hennessey, for the Applicant, described development of two pieces of the property which has been the subject of demo activity and in need of redevelopment. He described the orientation which is just south of the Dairy Queen on Summer Street. Both the development team and staff have studied the site pretty intensively. There was a plan 6 or 7 years ago for a 15-story development but the developer lost the property. The proposal is to redesign the front parcel with 58 units within a 6-story building with parking at grade and below. Composition will be 34 one-bedrooms and 24 two-bedrooms and a tenant amenities area on the roof. This project is all residential of a high quality design and very traditional. There is a 10-story residential building to the south and to the north is a 50 foot office building. Behind are 2-1/2 story residential office condos.

Mrs. Dell asked a question about the rear parcel. Attorney Hennessey said that parcel is not part of this development.

The Board Members had questions about architectural screening. Mrs. Dell asked about any Green features on the building; that she'd like to see some green or light covered roof.

Mr. Dumais had additional questions about screening.

Mr. Quick asked about perimeter screening for the other 3 sides and the rear. Eric Riens from the development team described fencing and canopy trees which will provide privacy fencing. Off property, there is an existing row of evergreen trees.

Mrs. Dell asked if the building will only have 58 parking spaces. Attorney Hennessey described the sidewalk in front of the building. Randy Salvatore described the building's position is parallel to the street. They'd like to take advantage of blade signage, not for the building for ornamentation for the structure of the building and there'd be no change to line of sight on either intersection north or south. Attorney Hennessey said it's a net traffic reduction of what was there before. Dave Sullivan said there's a small increase from the 30-45 spaces previously.

Attorney Hennessey described the text and map applications. This property is in Cat II MP and fits the description like a glove for that zone; he highlighted how. Zoning on this site is a mess and doesn't match the MP. They needed to rezone and figure out best fit. They are big fans of MX-D infill. The Bedford-Oak Streets complex was very successful. Projects at 1200 Bedford and 1515 Summer were all a success. For re-purposing an existing office building, the Franklin Street project is also currently under construction. They propose a flexible zoning tool which provides a good balance of densities. The big change is with MX-D infill you see a reduction in the minimum lot size down to 4,000 sf.

Mrs. Dell said their concern is in reduction of the lot size; maybe not at 4,000 sf but a bit larger of a starting point; perhaps more like 10,000 sf.

Attorney Hennessey said they feel they need the right size FAR and incentivize the building which is a critical part of the text change. Making buildings MX-D infill-able to take advantage of 1:1 parking. The text change contains lots of housekeeping changes to the MX-D regulation. What the Board is reviewing is a bundle of things: rezoning the parcel to MX-D, a text change, a general development plan, final site plans and special exceptions.

Mrs. Dell said she'd like to see the blade sign taken out. Attorney Hennessey said perhaps they'd allow a flag sign. Mr. Dumais said staff is concerned with the blade sign. Attorney Hennessey said they have time to discuss the building; the text and map changes are more critical.

Mr. Tepper discussed the 4,000 sf and 10,000 sf lots. The Zoning Board looks more into lot size. He would recommend a 10,000 sf lot. Mrs. Dell agreed and said leave that for the Zoning Board; also look at frontage as well. Mrs. Dell asked that the blade sign be taken out of the special exception application or have the applicant come back at a later time and take each item individually.

After further discussion, Mr. Tepper moved to recommend approval of the text change application. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Williams, Tepper and Naumowicz).

Mr. Williams moved to recommend approval of the map change application. Mr. Naumowicz seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Williams, Tepper and Naumowicz).

Mr. Quick moved to recommend approval of the special exception application with a notation regarding the blade sign. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Williams, Tepper and Naumowicz).

Mr. Naumowicz moved to recommend approval of the GDP and Final Site Plan application. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Williams, Tepper and Naumowicz).

Zoning Board of Appeals Referrals:

ZBA Appl. 020-13 – Gary Brown requesting Special Exception Approval for a new Child Day Care Center of up to 120 children to be located at 925 Long Ridge Road in a R-10 District.

Mr. Dumais described the background of the application to the Board.

Richard Redniss, for the Applicant, described how this property went over zoning standards. He described the site design plans with landscaping and that they are closing one curb cut on Long Ridge Road.

Mr. Quick asked a question about vehicular movements into and out of the site. Mr. Redniss described the neighborhood concerns about cut-through traffic on Vineyard Lane and that the neighbors have been fighting this traffic. They are working with staff and Mani Poola on providing speed bumps and have come up with a solution to close the road. They have presented to the Traffic Advisory Commission, the Police and Fire and they want to create a locked gate at Vineyard Lane.

Mr. Williams asked if there would be a light? Mr. Redniss said no because the light would be very close to North. They are working with the State on signage and don't block the box. Mr. Redniss said this proposal would enable them to work out a plan to help this situation.

Mr. Tepper asked why not dead end it at Hunting Ridge Road. Mr. Redniss said this wasn't their idea; the neighbors want this. Mr. Tepper asked who specifically. Mr. Redniss said all the neighbors and district representatives and the traffic advisory commission.

The Board Members asked questions about the fire gate. Mr. Quick asked for an explanation of pickup at 5 going north. Mr. Tepper asked if the Board should be discussion the impact on 120 children at a day care. Mr. Redniss said this proposal will have the smallest impact than others proposed and after review, they don't feel it will create any issues. Mrs. Dell noted how close this is to a major road and day care center. Mr. Redness said 400 Goddard Schools are national and they know how to operate. Mr. Williams said traffic is a big concern. Mrs. Dell said she thought the cutoff would be different. Mr. Williams said the problem is the size of the facility and number of students. Mr. Tepper asked them to poll the neighborhood. Mr. Williams wanted to know the number of people who responded to this road closure plan.

Mrs. Dell asked for the information requested to be presented at the next meeting and they would put this item first on the agenda. The application request was postponed.

ZBA Appl. 023-13 – Boston HP, LLC requesting variances of front yard setbacks to construct a new ground sign at 1281 East Main Street in a C-L zoning district.

Mr. Dumais described the background of the application to the Board.

After a brief discussion, Mr. Williams moved to recommend approval of the request with language conditioning the clearance of the chimney and air conditioning units. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Williams, Tepper and Naumowicz).

ZBA Appl. 022-13 – Glen J Gustave requesting Special Exception Approval to permit a Garage, Public to be located at 274 West Main Street in a C-B district.

Mr. Dumais explained the application to the Board.

After a brief discussion, Mr. Williams moved to recommend denial of the request. Mr. Tepper seconded the motion and it carried unanimously with the eligible members present voting, 5-0 (Dell, Quick, Williams, Tepper and Naumowicz).

ZBA Appl. 024-13 – Mr. & Mrs. Osowiecki requesting variances of front yard setbacks to permit new additions to an existing single-family home located at 23 Mitchell Street in a R-7½ district.

Mr. Dumais explained the application to the Board.

After a brief discussion, Mr. Tepper moved to recommend approval of the request. Mr. Naumowicz seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Williams, Tepper and Naumowicz).

Planning Board Meeting Minutes:

Meeting of 3/12/13 - Mr. Tepper moved to approve the minutes as submitted. Mr. Naumowicz seconded the motion and it passed unanimously with the eligible members present voting, 4-0 (Dell, Naumowicz, Quick and Tepper; Williams not present at meeting to vote).

New Business

The Board discussed the steering committee for the Master Plan and a meeting Wednesday, April 17 for an update. The Board will not meet next week.

There being no further business, Mrs. Dell adjourned the meeting at 9:08 pm.

Respectfully Submitted,

Theresa Dell, Chairman
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.