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MINUTES OF THE ZONING BOARD PUBLIC HEARING & REGULAR MEETING ON MONDAY, JANUARY 28, 2013, 7:00 P.M., 4TH FLOOR, CAFETERIA, STAMFORD, CONNECTICUT

Present for the Board: Barry Michelson (Acting Chairman), Harry Parson (arriving at 7:40pm), Bill Morris and Kathleen Donahue. Present for staff: Norman F. Cole, Land Use Bureau Chief and David Killeen, Associate Planner

Mr. Michelson called the meeting to order at 7:21 p.m. Mr. Michelson sat Alternate Donahue for missing Board Member Cosentini.

PUBLIC HEARINGS

1. **Application 212-28 – GTO CAPITAL MANAGEMENT, LLC, 947 Hope Street, Special Exception**, requests approval of special exceptions under the Village Commercial District regulations to construct a new four-story mixed use building containing 13 units and approximately 725 s.f. of ground floor retail space.
2. **Application 212-29 – GTO CAPITAL MANAGEMENT, LLC, 947 Hope Street, Final Site & Architectural Review**, requesting approval to construct a four-story 11,551 s.f. mixed use building containing 725 s.f. of ground floor retail; 13 residential units; 19 at-grade parking spaces and associated site improvements in the Village Commercial District located at 947 Hope Street.

Mr. Michelson opened the Public Hearing on these applications. Mr. Cole read the Planning Board referral letter into the record.

Don Corbo, representing the Applicant, remarked that he'd met with the Springdale Neighborhood Association. He submitted landscape plan 1/25/13 showing a new streetscape on Fahey Street. He said that the Hope Street streetscape would conform to State DOT design. Access drive was changed to a single two-way in response to Staff comments. He described the architectural design and provision for 17 parking spaces. He presented architectural material samples into the record.

Mr. Michelson asked for Board questions.

Ms. Donahue asked about the access driveway change, the number of parking spaces and the unit mix. She asked how parking spaces will be assigned? Mr. Corbo answered. Ms. Donahue asked what other uses were on Fahey Street? Mr. Corbo answered. Ms. Donahue asked for an explanation of the new landscape plan. Mr. Corbo passed out copies of the 1-25-13 plan.

Mr. Parson arrived at 7:40pm.

Mr. Morris asked about the elevator tower. Ernie Bello described the Azec railing used to screen the HVAC. The elevator tower won't be very visible from the street. Mr. Morris asked who would use the rooftop terrace/deck? Mr. Corbo said only tenants in the building.

Mr. Michelson asked if the brick was real? Mr. Corbo said they might possibly use synthetic material that simulated brick. Mr. Michelson said he wasn't sure if EIFS was okay on the ground floor and also asked what the shutter material was? Mr. Corbo said green vinyl. Mr. Michelson asked for an explanation of the streetscape on Hope Street. Mr. Corbo said they will conform to State specifications. Mr. Michelson asked what type of windows would be used? Mr. Corbo said vinyl tilt-in for maintenance with mullions for divided lights.

Mr. Michelson called for any questions or comments from the Public.

Marijan Kraljevic, adjoining owner to the east at 11 Fahey Street, was in favor of the project and said they'd done a nice job on the building.

Mr. Michelson closed the Public Hearing at 7:55 pm.

3. **Application 212-27 – YALE & TOWNE SPE, LLC (Y3), 110 Towne Street, Final Site & Architectural Plans and Coastal Site Plan Review (CSPR)**, request approval to construct a new six-story residential building containing 257 units, 338 parking spaces and associated improvements located at 120 Towne Street (Y3) in the SRD-N zone.

Mr. Michelson opened the Public Hearing on this application.

Attorney Freeman provided an overview of the Yale & Towne project. He said this is the final building and noted that Kayak.com is occupying the entire historic building at Y1. Victor Mirontschuk presented the architectural plans and explained the ground floor uses, the garage plan, the bicycle storage on the lower garage level and gave the unit breakdown of 10 studios, 168 one-bedrooms and 79 two-bedrooms. He also explained the landscape plan.

Mr. Michelson asked about the type of finish on the hardiplank material. Mr. Mirontschuk said it would be smooth clapboard siding. Mr. Morris asked about the color warranty on the hardiplank. Mr. Mirontschuk answered 50 years. Mr. Morris asked if they'd located the columns in the garage. Mr. Mirontschuk said the double lines on the plan are where the columns will be.

Mr. Michelson asked about the parking space dimensions. Mr. Mirontschuk said they are all standard sizes; no compact spaces.

Mr. Cole asked if the tenants moving in/out use the loading docks or if the vans park on the street? Attorney Freeman said they mostly use the loading dock. Attorney Freeman summarized conformance with the overall SRD-N standards.

Mr. Michelson called for any questions or comments from the Public.

Marty Levine read a statement of support from the DSSD. He expressed concern with moving retail from Y3 to Y8 and requested that the Zoning Board affirm restrictions on retail. He also

noted the jitney service was supposed to serve the downtown area and this service needs to be conditioned in the Board's approval.

Mr. Parson asked if it was the DSSD concern that the jitney doesn't extend far enough into downtown? Mr. Levine said yes, that's what the SRD-N and Board approvals require. The City's transportation planner had recommended a jitney route.

Mr. Michelson asked how the retail limitations are defined? Mr. Levine said it's spelled out in the SRD-N regulations.

Mr. Freeman objected to comments about Y8 and asked that they be excluded from the record. BLT is working with the DSSD to implement full jitney service and working with CT Transit to define a long-term solution.

Mr. Michelson continued the Public Hearing on this application to February 4, 2013 at 7:00pm in the 4th Floor Cafeteria.

All items on the regular meeting were postponed to the next meeting and Mr. Michelson adjourned the meeting at 8:53pm.

Respectfully submitted,

Barry Michelson, Acting Chair
Stamford Zoning Board