

**MINUTES OF THE ZONING BOARD
PUBLIC HEARING & REGULAR MEETING,
HELD MONDAY, FEBRUARY 10, 2014, 7:00 P.M.,
4TH FLOOR, CAFETERIA, GOVERNMENT CENTER
BUILDING, 888 WASHINGTON BLVD,
STAMFORD, CT 06901**

Present for the Board: Thomas Mills, Barry Michelson, William Morris, Rosanne McManus and Joanna Gwozdziowski. Present for staff: Norman Cole, Land Use Bureau Chief and David Killeen, Associate Planner

Chairman Mills called the meeting to order and opened the Public Hearing at 7:07 p.m.

PUBLIC HEARING

1. **Application 213-31 – SEASIDE REAL ESTATE GROUP, LLC, 108, 114, 116 and 118 Seaside Avenue, Site & Architectural Plans and/or Requested Uses and Coastal Site Plan Review**, proposes to construct a 17 residential units (modified to 16 units), 11,459 s.f. development located on properties known as 108, 114, 116 and 118 Seaside Avenue in an R-5 zone covering approximately 0.785 acres. Proposed demo of one existing building and construction of 3 new buildings with site and landscaping improvements (*continued from January 27, 2014*).

Mr. Mills read a description of the application into the record.

John Pugliesi, P.E. Frattaroli Surveyors, described meeting with several of the neighbors. He explained as a result of that meeting, screening plantings have been added to the plan and he passed out revised plans dated February 6, 2014. He explained the changes on the site plan to accommodate required side yard based on the length of the buildings. He also passed out revised plans dated February 10, 2014 which presented optional site plans to provide the historic building with a one car garage if necessary to earn the needed bonus building coverage.

Mr. Morris asked why the plan doesn't meet the 15 foot side-yard on both sides. Mr. Pugliesi said on the north, they split the building into two buildings.

Ms. Gwozdziowski asked if they would maintain the plantings? Mr. Pugliesi said yes except for those plantings on other owners' properties.

Mr. Mills asked if anyone from the public wanted to comment.

David Winston, 1128 Cove Road, for the Cove Neighborhood Association, said they are against the BMR bonus density and submitted a letter for the record.

Patricia Foston, 79 Webb Avenue said she was opposed because of density, traffic, parking and drainage. She wants them to decrease the density to 13 units and reduce the building height and provide a landscape maintenance agreement.

Louis Volpintesta, Esq. read a letter dated February 10, 2014 for the record; he represents Vito Chiapetta, 122 Seaside Avenue, and outlined the agreed changes.

Clair Foston said she witnessed water flowing out of the basement of the historic building last Wednesday, apparently from a water line in the basement that froze creating a dangerous situation.

Christina Haskin, 88 Seaside, asked about the signage identifying the complex and where it would be located.

Mr. Pugliesi clarified the density and building heights and explained the water line was damaged when vandals broke in and stole the water meter. He agreed there'd be no construction on Sundays.

Wes Hanes, Historic Neighborhood Preservation Program, recommended that no garage be provided for the historic building.

Mr. Michelson suggested hardiplank and Azak trim be used. Mr. Pugliesi said that was not possible within their budget.

Mr. Mills closed the Public Hearing on this item at 8:02pm and called a brief recess, resuming the Public Hearing at 8:10pm.

2. **Application 213-40 – Final Site & Architectural Plan, STAMFORD EXIT 9, LLC & CHELSEA PIERS CONNECTICUT, LLC**, Requesting Final Site and Architectural Plan approval to reuse approximately 38,800 s.f. of existing industrial floor area and the addition of approximately 23,225 s.f. of new mezzanine floor area for use as an athletic club (total of ±62,000 s.f.) within the existing CPCT facility and add an additional 49 parking spaces. The site is part of the existing 32.7 acre Chelsea Piers facility in an M-D district.

Attorney William Hennessey explained the proposed use and history of the property. They have a small 6,000 s.f. work-out area and want to replace this with a 60,000 s.f. facility which will leave 121,000 s.f. of vacant space. He discussed sampling of parking demands at peak parking levels and noted that the south lot is approaching capacity.

Ms. McManus said she was okay with Staff reviewing the need for more parking.

Mr. Mills asked if Cove Road landscaping was okay. Attorney Hennessey agreed to have Staff review this and determine if additional plantings were necessary.

Mr. Mills closed the Public Hearing on this item at 8:45pm and called a brief recess, resuming the Public Hearing at 8:55pm.

3. **Application 213-10A – SEABOARD HOTEL LTS ASSOCIATES, LLC, 23-25, 35, and 37 Atlantic Streets, Special Exception and Site and Architectural Plans** requesting approval of a special exception and site plans to construct an additional story

and 25 additional guest rooms. If approved, the new Residence Inn will be 8 stories with 156 guest rooms and requisite increased parking.

Mr. Mills read a description of the application in to the record. Mr. Michelson read the Planning Board referral letter for the record.

Attorney Lisa Feinberg submitted the property owner notification into the record. She described the proposal to add one floor with 25 additional hotel rooms and presented architectural elevations and parking plans.

Ray Mazzeo, Redniss & Mead explained the current approval requirement to make a \$55,000 contribution for off-site improvements. Engineering has asked them to replace a storm pipe in Atlantic Street which will cost an estimated \$150,000 to \$300,000. The applicant has agreed to substitute the drain pipe improvement in place of the \$55,000 contribution.

In response to Zoning Board comments on the drawings that reflected exterior building design changes, Attorney Feinberg stated that the previously approved architectural designs will be retained and will not be part of the new application.

Mr. Mills closed the Public Hearing on this item at 9:20pm and called a brief recess, resuming the Public Hearing at 9:25pm.

4. **Application 213-39 – 467 GLENBROOK ROAD, LLC Site & Architectural Plans and/or Requested Uses and Special Exception**, proposes to construct a 17 unit residential development on 0.31 acres in a VC zone with site improvements and landscaping.

Mr. Mills read a description of the application in to the record. Mr. Michelson read the Planning Board referral letter for the record.

Attorney Mario Musilli introduced the consultant team and described the site where an old service station was located. The plan is to build a 17 unit building with 10 one bedroom units and 7 two bedroom units. This will promote Transit Oriented Development, eliminate blight, and be the first Village Commercial project in Glenbrook. There is no demand for ground floor retail but the design provides for future conversion to retail. This application satisfies the design criteria of the Village Commercial zone.

Anthony Gaglio, Viking Construction, the developer, said they will use high quality architectural materials.

Ms. McManus asked if parking will be adequate and Mr. Gaglio said yes.

Mr. Morris asked about Mani Poola's comment about parking spaces. Len D'Andrea explained that two spaces are somewhat tight to enter and exit.

Ms. Gwozdzowski asked how they will deal with the train noise. Mr. Gaglio replied that they would provide a fence plus higher sound rated walls and windows.

Mr. Mills asked if anyone from the public wanted to comment.

Carmine Tomas, 471 Glenbrook, owner of the adjacent property to the north explained that he has two apartments and plans for ground floor retail. This new project will block sunlight on his property. He asked if the Board could setback the building four feet from the property line.

Bill Calyanis, 29 Parker Avenue spoke in support of the project.

Christy Fountain, President Glenbrook Neighborhood Association, acknowledged this as the first Village Commercial project. She said the association has worked with Rob Lane, RPA since 2005 to adopt the VC zone. The Association supports this project. The City will be replacing the streetscape along Crescent Street. The developer should consider extending new sidewalks to their site.

Ann Goslin, 70 Fairmont spoke in support of the project.

Melanie Polish, 41 Fairmont spoke in support of the project.

John Antonelli, 25 Crescent Street said his property abuts the rear of this project and it will be a huge improvement to the area.

Al Schipetta, 103 Midland Avenue expressed concern with parking.

Kate Lombardo, Director of the Food Bank at 461 Glenbrook spoke in support of the project.

Attorney Musilli described that the existing building is already on the north property line and that building on zero setback is not a problem.

Mr. Michelson asked if any remediation is needed? Mr. Gaglio said no, it's clean.

Ms. Gwozdzowski asked about snow plowing and snow disposal. Mr. Gaglio said they can handle small amounts but large amounts will be trucked out.

Carmine Tomas clarified the access easement on his property.

Scott Hollis, 41 Fairmont, spoke in support of the project and said he'd prefer drywall with recessed light fixtures for the driveway ceiling.

Mr. Mills closed the Public Hearing on this item at 9:32pm and called a brief recess, resuming the Public Hearing at 10:40pm.

Mr. Michelson made a motion to change the order of the agenda, seconded by Ms. McManus and unanimously approved 5 to 0 (Mills, Michelson, Morris, McManus and Gwozdzowski).

OLD BUSINESS

1. **APPL. 208-06 – ANTARES HARBOR POINT, *Final Site & Architectural Plans Requested Uses & Coastal Site Plan Review, 69 Walter Wheeler Dr. Phase 1:***

After a brief discussion, Ms. Gwozdzowski and Mr. Morris were okay with the suggested modification. Ms. McManus asked Staff to review the exterior materials. Mr. Michelson said he was okay with the plans but had concerns with the Cease and Desist. Mr. Mills said he was okay but the project needs more protection from spilled drinks over the parapet.

Ms. McManus made a motion to approve the proposal and for staff to review the external materials and the drink rail, seconded by Mr. Morris and unanimously approved 5 to 0 (Mills, Michelson, Morris, McManus and Gwozdzowski).

2. **APPL 210-16 – FINAL Development Plan (GDP) and Coastal Site Plan Review – GATEWAY, Washington Blvd, (*Site Plan Modifications*)**.

The Board discussed the proposed modifications and draft conditions prepared by staff.

Mr. Morris made a motion to table further discussion until the next meeting, seconded by Ms. McManus and approved 4 to 1 (Mills, Morris, McManus and Gwozdzowski in favor, MR. Michelson against).

Mr. Mills tabled all other agenda items and adjourned the meeting at 11:45pm.

Respectfully submitted,

Barry Michelson, Secretary
Stamford Zoning Board