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MINUTES OF THE ZONING BOARD
PUBLIC HEARING & REGULAR MEETING,
HELD MONDAY, APRIL 28, 2014, 7:00 P.M.,
4TH FLOOR, CAFETERIA, GOVERNMENT CENTER
BUILDING, 888 WASHINGTON BLVD,
STAMFORD, CT 06901**

Present for the Board: Tom Mills, 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 7:14 p.m and announced that Mr. Morris and Mr. Michelson were absent.

PUBLIC HEARING

1. **Application 213-28 – THE FIRST PRESBYTERIAN CHURCH OF STAMFORD, CT & FULLER DEVELOPMENT, LLC, REVISED Text change,** to Amend Article III, Section 9-D-4-d by adding language for residential signage similar to that covered by C-N District standards, Section 9-D-5-c-7 by adding language modifying minimum front yard requirements and of Section 9-D-5-c-8-a through Special Exception approval to reduce the minimum number of off-street residential parking spaces and to permit shared parking per Section 12-D-1-b of the zoning regulations.
2. **Application 213-29 – FIRST PRESBYTERIAN CHURCH OF STAMFORD, CT & FULLER DEVELOPMENT, LLC, 1101 Bedford Street, REVISED Special Exception and Site and Architectural Plans** requesting approval of special exceptions and site plans to consolidate two adjoining parcels currently siting a customary church building and daycare center into a subdivided 9.7 acre site in an R-H zone in order to construct a new 175 residential unit complex of 6.5 stories, site improvements and parking. Special Exceptions would permit BMR fee-in lieu, professional office use on ground floor, reduced setback on Morgan Street, reduced parking ratio and underground parking.

Mr. Mills read a description of the applications into the record and the exact proposed text change being requested and that this was a continuation of a Public Hearing from April 21, 2014.

Attorney William Hennessey, for the Applicant, told the Board he wanted to clarify that this is a consolidated 9.7 acre parcel which they may subdivide in the future. He explained the three text amendments: 1) signage amendment seeks to establish defined sign standards for R-H; 2) street centerline setback which corrects an oversight. The reduced front setback is allowed but does not mention allowing reduced street centerline setback and 3) reduced parking which corrected a reference to Section 12; added shared parking provision for ground floor commercial.

Attorney Hennessey addressed issues raised at the last meeting. He discussed signage, sidewalks and parking requested (1.5 spaces for a 2 bedroom; 1.25 spaces for a 1 bedroom) and number of

projects approved with this standard. They surveyed the parking demand at the Fairfield which was 1.09 spaces on a Thursday night and .98 on a Friday night (cars parked per occupied units).

Dave Sullivan, Traffic Consultant, submitted a parking memo dated April 28, 2014 from a study of the parking at the Fairfield Apartments across the street. He discussed raw data from the Shared Parking Study and reviewed the Parking Management Plan including resident parking controlled by sticker and commercial vehicle loading and residential move-in areas.

Mr. Mills asked that the percentage of occupied units and square footage of the commercial and total parking built be added to this memo. Mr. Sullivan described the Parking Management Plan dated April 21, 2014.

Ms. Gwozdzowski asked about the loading space? Sam Fuller stated they will request the City to designate 2 on-street spaces for daytime loading.

Attorney Hennessey also commented on Mr. Giordano's remarks. He noted there are 21 spaces along the building frontage and there will be 22 spaces after development. 3 of these spaces will be assigned for daytime loading. He assumes Morgan Manor and Hoyt Bedford apartments are under-parked and use the on-street parking, and he provided copies of correspondence from Morgan Manor discussing plans to increase their parking.

Sam Fuller discussed that Fairfield is over-parked by 167 spaces and it's poor practice to build something that isn't used. He discussed the exterior building materials, fibre cement panels, vinyl windows, considering EIFS "granite" product or a cement block product; aluminum storefront at ground level.

Ms. McManus asked what the rooftop open space would look like. Mr. Fuller explained the design.

Mr. Mills asked for a description of the rooftop trellises. Mr. Fuller described the white aluminum. Mr. Mills noted the renderings all show black window frames but the spec is for grey/silver. He asked that these images be updated to reflect actual materials to be used.

Ms. Gwozdzowski said the staff report discusses garage aisles. Mr. Fuller said that was a mistake on the plans. South and East aisles are one-way. Ms. Gwozdzowski asked how they would handle snow removal. Attorney Hennessey said they'd remove off-site if it gets to be too much.

Mr. Mills called a brief recess at 8:48pm and resumed at 9:03pm.

Mr. Mills asked if anyone from the Public would like to comment.

Ed Gublet, 100 Hoyt Street (Hoyt Bedford Apartments) expressed concern with parking. To avoid paying for extra spaces, people will park on the street.

Honah Ghweiger, 95 Morgan Street, said parking will not be adequate and the need is 2 spaces per unit.

Dr. Thomas Gofiever, works at 95 Morgan Street says the medical offices have a lot of staff that park on the street and there is heavy traffic and high parking demand. There is heavy traffic at the 3rd street intersection.

David Michelson, 11 Strawberry Patch said Morgan Street is already congested.

Libby Ringel, 95 Morgan Street discussed a problem with on-street parking and asked the Board not to reduce the parking requirement.

Dr. Arlene Ferko, 95 Morgan Street said there's pedestrian problems at Hoyt and Bedford.

Judy Schneider, 27 Strawberry Patch Lane expressed traffic concerns.

Ray Mancini, 95 Morgan Street said there are parking issues and a high volume of traffic cut-throughs in this area.

John Zelinsky, 109 Fourth Street, said there's a need to address visitor parking at this project. North Street is the downtown boundary. He also said they don't need signs to identify the building. He noted that parking will be inadequate.

Jane Love, 26 Strawberry Hill Avenue supports the project and submitted comments in writing.

Brenden Lydon said there will be parking problems.

Arthur Smith, 105 Forest Street expressed concern with air pollution.

Attorney Hennessey said this project is in the downtown collar, Category 5, high density. Most public comments were about on-street parking. The project proposes to be over-parked.

Sam Fuller said the Fairfield charges too much for an extra space. Empty spaces should be used.

Mr. Mills continued the Public Hearing on these two applications to May 12, 2014 at 7:00pm on the 4th floor, Cafeteria. This continuation will allow for the Applicant to provide an accurate rendering with the correct window colors, a sample of the Fairfield parking on other days, confirmation of loading space and to investigate with Ernie how to manage on-street parking. He adjourned the Public Hearing at 10:05pm

REGULAR MEETING

Ms. McManus made a motion to take the agenda items out of order, seconded by Ms. Gwozdziowski and the motion was unanimously approved 3 to 0 (Mills, McManus and Gwozdziowski).

OLD BUSINESS

1. Application 213-20 – CCMCR HS 700 CANAL STREET, LLC; CCMCR HS 850 CANAL STREET, LLC; CCMCR HS 880 CANAL LLC; CANAL STREET HARBOR SQUARE, LLC, Special Exception, Site & Architectural Plans and/or Requested Uses and Coastal Site Plan Review (*request for modification of Condition 8 approval*) (*continued from April 21, 2014*).

Attorney Hennessey submitted a report highlighting current deficiencies and discussed ideas for 860 Canal Street to rehab 2 floors with office space with parking on the ground floor. Public Access improvements, including a proposal for the marina, are tied to the Certificate of Occupancy of 700 Canal Street.

Ms. McManus made a motion that Condition #8 be changed to January 31, 2015 with the Marina opening in May 2015, seconded by Ms. Gwozdzowski and the motion was unanimously approved 3 to 0 (Mills, McManus and Gwozdzowski).

2. Application 213-14 – EDGEHILL PROPERTY CORP & BENCHMARK INVESTMENTS IX, 62 & 122 Palmers Hill Road, Special Exception and Site and Architectural Plans (*request for time extension*).

After a brief discussion, Ms. Gwozdzowski moved to approve the time extension request, seconded by Ms. McManus and the motion was unanimously approved 3 to 0 (Mills, McManus and Gwozdzowski).

3. Application 212-18 – TRINITY STAMFORD, LLC and THE CITY OF STAMFORD URBAN REDEVELOPMENT COMMISSION, 100 Summer Street and 0 Washington Blvd, Special Exceptions and, Application 212-19 –Site and Architectural Review, requesting approval for redevelopment of Parcels 19 and 19B to construct two new apartment buildings to include 417 dwelling units, 10,838 s.f. of ground floor retail, expanded parking and associated site improvements in the CC-N zone (*administrative review of fee-in-lieu funds for Vidal Court Revitalization*).

After a brief discussion, Ms. McManus made a motion to approve a fee-in-lieu of \$2,353,369 for the Vidal Court Revitalization, seconded by Ms. Gwozdzowski and the motion was unanimously approved 3 to 0 (Mills, McManus and Gwozdzowski).

4. Application 212-02 – STAMFORD EXIT 9, LLC, Site & Architectural Plan, 1 Blachley Road, construction of a multi-level parking structure in the northern parking lot, and a reconfiguration of the easterly entrance to the former administrative building, that will provide up to 541 additional parking spaces on a 32.7± acre property in the M-D zoning district (*modification of approved plans*).

After a brief discussion, Ms. Gwozdzowski moved to approve the structure but reserve final acting on the lighting and landscaping plans, seconded by Ms. McManus and the motion was unanimously approved 3 to 0 (Mills, McManus and Gwozdzowski).

APPROVAL OF MINUTES:

Minutes of March 24, 2014

Mr. Mills tabled these minutes to the next meeting.

Minutes of April 21, 2014

Ms. Gwozdzowski had a clarification to page 2 and asked for a correction. After a brief discussion, Ms. Gwozdzowski moved to approve the minutes as amended. Ms. McManus seconded the motion and the minutes were unanimously approved 3 to 0 (Mills, McManus and Gwozdzowski).

The meeting adjourned at 10:50pm.

Respectfully submitted,

Tom Mills, Chairman
Stamford Zoning Board