

**MINUTES OF THE ZONING BOARD
PUBLIC HEARING & REGULAR MEETING,
HELD MONDAY, JUNE 9, 2014, 7:00 P.M.,
4TH FLOOR, CAFETERIA, GOVERNMENT CENTER
BUILDING, 888 WASHINGTON BLVD,
STAMFORD, CT 06901**

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

Mr. Mills called the meeting to order at 7:12 PM.

PUBLIC HEARING

1. **Application 214-05 - RB STAMFORD ASSOCIATES, LLC** Site Plan/Requested Uses and Special Exception approval related to a mixed-use development including 672 residential units, a public café, indoor and outdoor community amenity space and a resident parking area which will be integrated below the building as well as other site improvements. The subject site, referred to as Urban Renewal Plan Parcel 38A & 38B (also known as “the hole in the ground”), is located at the northeast intersection of Greyrock Place and Tresser Boulevard and consists of approximately 4.32 acres (*continued from June 2, 2014*).

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

Attorney William Hennessey, Carmody Torrance Sandak & Hennessey, LLP provided a summary of the project from the last public hearing .

He introduced Architect Glenn Haydu, Minno Wasko, who presented details of the façade of the various buildings. Façade 3 (Block 8 and Block H) has changed to incorporate wood cedar panels that will weather to a grey color at Independent Architect Joe Schiffer’s suggestion. They’ve also modified the “notches” connecting the buildings which will be clad with cedar that is UV treated to maintain its red-brown color.

Mr. Morris asked if the sign was still part of the building? Mr. Haydu said yes, but they will entertain various art (non-text) treatments of the top of this building.

Mr. Killeen asked if all blocks are connected? Attorney Hennessey said yes and pointed out the three pedestrian entries to the building. Attorney Hennessey passed out a letter dated June 9, 2014 addressing the changes in the architecture.

Attorney Hennessey introduced Linda Gumeny, Project Landscape Architect of his team, to present the streetscape sections showing landscaping and building setbacks from the sidewalk. She pointed out the utility vault rooms and how they will be disguised.

There were no comments from the general public.

Mr. Mills asked if there has been a decision regarding the recommendations that have been made by Transportation Engineer Mani Poola. Attorney Hennessey said they would like to close the hearing and the Applicant believes the City is going to commit to performing most of Mr. Poola's recommended projects. Attorney Hennessey discussed his recommendations and compared the 2001 Signature Place recommendations. Attorney Hennessey said they agree to install 800 feet of sidewalks meeting the City's 'rail trail' standard. Attorney Hennessey said they meet Mr. Poola's 120 foot setback of traffic access controls and they will modify the signal at the Greyrock driveway.

Mr. Mills closed the public hearing on this application, asking that staff coordinate with the Transportation Engineer to finalize traffic improvements that would be required for this development, if any.

The public hearing was recessed at 8:40 p.m. and was reconvened at 8:55 p.m.

2. **Application 208-06 Modification - WALTER WHEELER DRIVE SPE, LLC and THE STRAND/BRC GROUP, LLC** for approval of Modifications to approved Final Site and Architectural Plans and/or Requested Uses and Coastal Site Plan Approval to change the use from hotel to residential and other modifications to the site and architectural plans to develop a residential building with approximately 240 units, retail, parking, landscaping and related improvements (*continued from June 2, 2014*).
3. **Application 213-35 – WALTER WHEELER DRIVE SPE, LLC, Text change**, to Amend Article III, Section 9 (J) (5) (a), to allow hotel use approved as part of a General Development Plan by the Zoning Board to be converted to, or replaced by, a residential use, provided that the number and square footage of residential units does not exceed the number and square footage of hotel rooms previously approved pursuant to the General Development Plan (*continued from June 2, 2014*).
4. **Application 213-36 – Amended GDP – WALTER WHEELER DRIVE SPE, LLC and THE STRAND/BRC GROUP, LLC**, Block C8, Washington Blvd, Walter Wheeler Drive and Atlantic Street for approval of an Amendment of the approved General Development Plan related to the properties identified as Numbers 1-7 to construct a mixed use development with multiple buildings and associated improvements, and specifically to convert a hotel use to a residential use and to relocate 105 residential units from Block C8 to Block S3 within the development (*continued from June 2, 2014*).

Mr. Mills opened the continued public hearing for these applications and read a description of the applications into the record.

Attorney John Freeman and Victor Mirontschuk, Project Architect, made a presentation of the proposed architecture and discussed modifications that had been made to the building and the site plan to accommodate the proposed change from hotel to residential use. Mr. Mirontschuk explained the ground floor uses of the proposed building and that the center spine and "lantern" penthouse will be washed with colored light.

Mr. Cole commented that care needed to separate private clubroom and pool from public spaces. He suggested Harbor Point dedicate other space in Blocks S1 or S2 to always be restaurant.

The Board asked a series of questions regarding the materials to be used, the treatment of the top of the building and the way in which public access could be assured at street level. Mr. Mills stated he was not sure about lighting up the whole building. Ms. McManus said she liked the breezeway. Mr. Morris said he'd like more public access on the ground floor.

Mr. Mirontschuk said he didn't want a raised parapet on the south side of the roof which had been planned as a rooftop deck but it will have a 3' parapet with glass railing on top to maintain views.

Mr. Mills asked BLT to work more on the design of the building top and ground floor uses. Attorney Freeman presented an updated parking plan.

The public was asked to provide comments.

Martin Levine, representing the Downtown Special Services District, discussed the proposed GDP change and the site plans, and asked that hotel use be removed from the uses permitted within this zoning district. He said all 150,000 s.f. of hotel use should be converted with no left over unused commercial FAR and no potential hotel use in the future. An additional cafeteria in Block S3 is not needed as there are many other restaurant uses.

Carolyn Goldberg spoke on behalf of Save Our Boatyard, raising concerns about the impact on public access.

Mr. Morris made a motion to continue the public hearing on Applications #208-06 Modification, # 213-35, and #213-36 to June 16, 2014 at 7:00 PM in the 4th Floor Cafeteria of the Government Center, 888 Washington Boulevard, seconded by Ms. McManus and the motion was unanimously approved 5 to 0 (Mills, Michelson, McManus, Morris and Stein).

REGULAR MEETING

Mr. Stein was seated to act on all matters for this meeting.

Mr. Morris made a motion to change the order of the agenda to address Item # 2 under New Business, seconded by Mr. Stein and the motion was unanimously approved 5 to 0 (Mills, Michelson, McManus, Morris and Stein).

NEW BUSINESS

2. CSPR-957 – WOODLAND CEMETERY ASSOCIATION, 54 Woodland Place, clearing, re-grading and re-landscaping of approximately 4 acres of property along the East Branch of the Harbor to prepare the area for future grave sites, including the installation of asphalt roads, fences, drainage structures and construction of a bermed work area in an M-G coastal flood area (*request for Public Hearing*).

Mr. Cole discussed this application for Coastal Site Plan Review and read a letter that had been submitted by Attorney Harness, requesting a public hearing due to the size and visibility of the subject property. Mr. Cole supported this request.

Mr. Morris made a motion to hold a public hearing on CSPR-957, seconded by Mr. Stein and the motion was unanimously approved 5 to 0 (Mills, Michelson, McManus, Morris and Stein).

1. **DMV-039 Glennco Auto, LLC, 130 Lenox Avenue, Unit #26,**
Application for Automobile Dealer's or Repairer's License
(*administrative review of new car repair shop in previous Laundromat location*).

Mr. Killeen explained that the applicant will be submitting a revised site plan for the Board's consideration.

Mr. Michelson made a motion to continue Application # DMV-039 to the regular meeting on June 16, 2014 at 7:00 p.m. in the 4th floor cafeteria, 88 Washington Boulevard, seconded by Mr. Morris and the motion was unanimously approved 5 to 0 (Mills, Michelson, McManus, Morris and Stein).

Mr. Morris made a motion to return to the regular order of the agenda to address items listed under Approval of Minutes and Pending Applications, seconded by Ms. McManus and the motion was unanimously approved 5 to 0 (Mills, Michelson, McManus, Morris and Stein).

APPROVAL OF MINUTES:

Minutes of May 19, 2014

Mr. Michelson asked that the minutes be amended on page 4, last paragraph to clarify that the transition area he referenced was the transition between urbanized development and the single family residential districts.

Ms. McManus made a motion to approve the minutes of May 19, 2014 with this noted amendment, seconded by Mr. Stein, and the motion was unanimously approved 5 to 0 (Mills, Michelson, McManus, Morris and Stein).

Minutes of June 2, 2014

Mr. Michelson asked for three amendments to the draft minutes: a clarification on page 2, paragraph 7, that his question was in reference to unrelated roommates sharing an apartment; clarification that, on page 3, 2 paragraphs from the bottom, he was questioning why the Zoning Board would review these applications given the outstanding Cease & Desist Order; and requesting that on page 4, paragraph 7, the minutes reflect that Martin Levine was speaking on behalf of the DSSD.

Ms. McManus made a motion to approve the minutes of June 2, 2014 with these amendments, seconded by Mr. Stein, and the motion was unanimously approved 5 to 0 (Mills, Michelson, McManus, Morris and Stein).

PENDING APPLICATIONS:

1. Application 213-43 – RICHARD REDNISS, Text change
2. Application 213-44 – RICH CAPPELLI ASSOCIATES, LLC & LOUIS R. CAPPELLI FAMILY LTD. PARTNERSHIP II, Special Exception, REVISED Site & Architectural Review and Coastal Site Plan Review
3. Application 213-45 – SAINT JOHN URBAN DEVELOPMENT CORP, Special Exception

Mr. Mills asked if the applicant had provided specifications and a sample of the spandrel glass that has been proposed for this building. Mr. Killeen indicated that the sample was not yet prepared, but they had submitted written specifications for the Board's consideration. The Applicant has expressed a willingness to have these materials reviewed as a condition of approval prior to the issuance of a Building Permit. After some discussion, the Board concluded that they would complete deliberations on these applications after these materials have been provided.

4. Application 214-05 - RB Stamford Associates, LLC Site Plan/Requested Uses and Special Exception

There was no discussion on this pending application.

NEW BUSINESS

Mr. Michelson discussed an application that had been filed by Richard Redniss to amend the Zoning Regulations with regard to height limits within the City's flood plain areas. Mr. Michelson stated for the record that the Board of Representatives had requested that the Zoning Board develop a regulation following the recent appeal of a Zone Change on Saddle Rock Road. He was concerned that the Zoning Board had not generated its own regulation. Then, Mr. Michelson stated his opinion that parking ratios are not being followed by projects. There was general discussion about how the Zoning Board should manage project parking, both as to amount and whether the spaces should be bundled with the units or not.

ADJOURNMENT

Ms. McManus made a motion to adjourn, seconded by Mr. Stein, and the motion was unanimously approved 5 to 0 (Mills, Michelson, McManus, Morris and Stein).

The meeting adjourned at 11:00 p.m.

Respectfully submitted,

Barry Michelson, Secretary
Stamford Zoning Board