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MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND REGULAR MEETING, HELD
MONDAY, JUNE 10, 2013, 7:00 P.M.,
4TH FLOOR, CAFETERIA, GOVERNMENT CENTER
BUILDING, 888 WASHINGTON BLVD,
STAMFORD, CONNECTICUT 06901**

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

PUBLIC HEARING

Chairman Mills called the meeting to order at 7:10 p.m.

1. **Application 213-13 – Richard Redniss – Edgehill Sr Housing, Text change**, to Amend Article II, Section 3-A, definition #92.1 for Senior Housing and a Nursing Home Facility Complex (*continued from June 3, 2013*).
2. **Application 213-14 – EDGEHILL PROPERTY CORP, 62 & 122 Palmers Hill Road, Special Exception and Site and Architectural Plans** requesting Special Exception Approval and Site & Architectural Plan Approval to facilitate the addition of approximately 33,000 square feet primarily for a new memory care unit at 62 and 122 Palmers Hill Road (*continued from June 3, 2013*).

Mr. Mills recused Mr. Michelson and seated Ms. Gwozdzowski in his place.

Richard Redniss, for the Applicant, summarized the architectural plans which included both site and landscaping. Attorney Hennessey described the purpose to create a Memory Care Unit and other interior changes.

Mr. Mills announced that the Public Hearing would be continued to the meeting of June 24, 2013, 7:00 p.m., Government Center Building.

Mr. Michelson moved to change the order of the agenda. Seconded by Ms. McManus and approved, 5 to 0 with the eligible members voting (Mills, McManus, Morris, Parson and Michelson).

4. **Application 213-17 – RIVERTURN CONDOMINIUM ASSOCIATION, INC., Board of Directors**, Special Exception under Section 7G to allow a fence to be constructed on top of an existing retaining wall at 180 Turn of River Road.

Peter Licopantis, President, Riverturn Condo Association, explained the need for the fence which is to protect young children from falling down a steep incline by adding a 6 foot fence to the top of a 10 foot retaining wall,

Mr. Michelson read the Planning Board referral letter into the record. He asked if they would need to remove any trees. Mr. Licopantis said no, they just need to prune some branches.

Mr. Morris asked if they could clean the conservation area of junk and garbage? Mr. Licopanis said they do this annually.

Mr. Mills closed the Public Hearing on this item.

5. **Application 213-09 – RICHARD W. REDNISS**, Text change, to Amend Article II, Section 3A to add a new definition 48.5 Hotel or Inn, Extended Stay.
6. **Application 213-10 – 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 a large scale development consisting of a seven-story extended stay hotel in a CC-N district.
7. **Application 213-11 – SEABOARD HOTEL ASSOCIATES, LLC, 275 Summer Street**, Special Exception requesting approval to amend Zoning Board approval of application 201-13 for the continued use of a limited service hotel.

Mr. Michelson read the Planning Board referral letter into the record.

Attorney Hennessey introduced the application and development team. He described the prior approved hotel, residential and office plan. He stated that the current Courtyard Marriott is over-parked at 1.0 space per room and only needs 0.5 spaces per room. In their prior approval, the Zoning Board reduced the Courtyard Marriott parking standard to 0.5 spaces per room. The Extended Stay Hotel proposes to be parked at 0.75 spaces per room. All three properties will share a valet parking system.

Richard Redniss introduced the text amendment and explained why footnote 23 was proposed to allow a 6.0 FAR. The Board held an extended discussion about the proposed parking ratio of 0.75 spaces per room.

Bob Crafton, Project Architect, described the proposed building which will have a precast concrete base of two stories, then four stories of thin brick and final top floor clad with GFRC. EIFS spandrels will be used between windows. He explained the ground floor layout. Studio units will range in size from 452 to 473 square feet and one bedroom units will be similar in size. He described the lighting plans and streetscape enhancements.

Attorney Hennessey commented on the recommendations of the Engineering Bureau and Traffic Engineer. Mr. Redniss suggested a budget of \$55,000 to do off-site improvements.

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

Martin Levine, on behalf of the Downtown Special Services District, read a letter recommending approval.

Mike Ryan, Director of the Stamford Center for the Arts, offered their support for the project.

Mr. Mills announced that the Public Hearing on these items would be continued to June 24, 2013, 7:00 p.m., Government Center Building. Mr. Mills called a brief recess at 9:13pm and resumed the Public Hearing at 9:33pm.

3. **Application 213-04 – CITY REALTY, LLC, 336 Courtland Avenue** (aka 61 Taylor Reed Place) requests approval of a special exception to expand an existing recycling use in an M-L Zone.

Mr. Michelson read the Planning Board referral letter into the record.

Ken Frattaroli, for the Applicant, described that the proposal is to build a 33,000 s.f. warehouse addition to create a total building floor area of 74,000 s.f. to accommodate a single stream recycling facility. The Applicant has purchased two adjoining lots and consolidated them into a 3.8 acre parcel.

Mickey Ferro described that the business started in 1996 (recycling paper only) and secured a special exception to expand to all recyclables in 2000 and built an addition to accommodate this.

Mr. Mills asked that a map be provided showing the distances to adjacent residences.

Mr. Parson asked for clarification on how the 100 foot setback to abutting residences would be met.

John Pugliesi said they will limit the boundary of the special exception and landscape and define the boundary with a four foot high concrete block wall. He described truck movements into and out of the facility. He noted the hours of operation would be 6am to 8am Monday through Friday and 6am to noon on Saturdays with no Sunday operation. No organic materials will be accepted. The railroad spur property will no longer be used.

Mr. Mills asked how the trash odor would be controlled and how many trucks would enter per day? Mr. Pugliesi said about 100 to 150 trucks would enter per day as they estimate 400 to 500 tons of material delivered per day. About 20 trucks per day are recyclables.

Norman Cole commented that the special exception regulation does not permit “garbage” or “putrescent” materials.

Mr. Pugliesi explained drainage controls and noted that Mani Poola had asked for intersection improvements at Taylor Reed and Courtland Avenues.

Mark Zessin, P.E., noted that they have applied to DEEP to renew their license. He discussed traffic and levels of service and presented a letter discussing anticipated noise impact of the proposed equipment (approximately 75 dBA at 50 feet). The building will incorporate a sound reducing rear wall.

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

Kathleen Dechant, 439 Glenbrook, spoke representing the condo on Glenbrook Road. They are concerned about noise and pollution from truck exhaust and the noise from back-up truck alarms. They anticipate odors from open containers sitting in the sun and smells coming from the slurry of food residue when the doors open.

Ms. Anderson, a 9 year resident of Glenbrook, said they have been doing single stream recycling outdoors which causes loud noise and airborne litter.

A resident of 9 Maple Tree Avenue expressed major concern with trucks and exhaust odors and garbage odors.

Giovani Rodriguez, 421 Glen Haven Condos, expressed concern with noise impacts.

Monica Discostanzo, 431 Glenbrook Road said this has been a recurring problem over the last 3 years.

Kerry Scolecrafft, Maple Tree Avenue asked how is this permitted in a light industrial zone? Noise is a big problem with the trucks.

Jay Fountain, District Board of Representative, said he was aware of the complaints and they have worked to reduce noise and odor issues. He expressed interest in whether they can handle all the garbage and trash and thought this was allowed.

Mr. Mills continued the Public Hearing on this application to June 17, 2013, 7:00 p.m., Government Center Building.

REGULAR MEETING

APPROVAL OF MINUTES:

Mr. Mills postponed review of the minutes to the next meeting.

PENDING APPLICATIONS:

Mr. Mills postponed voting on the applications to the next meeting.

OLD BUSINESS

2. **APPL. 212-06 THE HOUSING AUTHORITY OF THE CITY OF STAMFORD,**
Merrell Avenue; approval of exterior architectural materials.

After a brief discussion, Mr. Michelson made a motion to approve the exterior architectural materials and designs to include a special treatment of the corners of the stucco buildings, subject to final approval by staff. Seconded by Mr. Parson and approved, 3 to 0 with the eligible members voting (Mills, Parson and Michelson).

ADJOURNMENT

There being no further business, Mr. Mills adjourned the meeting at 11:45pm.

Respectfully submitted,

Barry Michelson, Secretary
Stamford Zoning Board