

**MINUTES OF THE ZONING BOARD  
PUBLIC HEARING & REGULAR MEETING,  
HELD MONDAY, JULY 14, 2014, 7:00 P.M.,  
4<sup>TH</sup> FLOOR, CAFETERIA, GOVERNMENT CENTER  
BUILDING, 888 WASHINGTON BLVD,  
STAMFORD, CT 06901**

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

Mr. Mills called the meeting to order at 7:05 PM.

**REGULAR MEETING**

**PENDING APPLICATIONS:**

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

Mr. Mills read a description of the applications into the record. He polled the members to see if there was a consensus to approve the applications. Ms. McManus said yes, Mr. Morris said yes, Mr. Michelson said no.

Mr. Stein arrived at 7:10pm. Mr. Stein agreed that the Board should approve the applications.

Mr. Mills recapped that the Board's consensus was to approve.

**Application 213-43** – RICHARD REDNISS, Text change

After a brief discussion, Mr. Morris moved to approve the application as submitted, seconded by Ms. McManus and the motion was unanimously approved 5 to 0 (Mills, Michelson, McManus, Morris and Stein).

**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

Mr. Cole distributed additional language to Condition #3. Discussion ensued about Applicant's right to apply for the South Tower. The Board Members discussed changes to the proposed 22 conditions. Mr. Michelson questioned the amount of open space. Mr. Killeen commented about the Applicant demonstrating 65 s.f. per unit.

The Board discussed concerns about how to assure the rehabilitation of the Post Office and have it occupied by a use that would be open to the public, such as a retail or restaurant use. After further discussion, Mr. Morris moved to approve the application with the modified conditions, seconded by Mr. Stein and the motion was approved 4 to 1 with the amended conditions (Mills, McManus, Morris and Stein voting approval; Michelson voting to deny). The conditions will read as follows:

**WHEREAS** the Zoning Board has reviewed an application submitted by Rich Cappelli Associates LLC and Louis R. Cappelli Family Limited Partnership II requesting special exception approvals and CAM approval for a 650 unit residential development consisting of two towers and preservation of the former Post Office building, for property known as 421 Atlantic Street, 0 Federal Street, 335 Atlantic Street and 109 Tresser Boulevard. Requested special exceptions include: large scale development (§7.5), residential density of 400 sq. ft. per unit (Footnote 4), conversion of commercial floor area to residential (§7-S-3), historic preservation premium (§7-S-12), parking at one space per unit (§12-D), reduced rear yard (Footnote 7), waiver of open space at grade (§3.A.39.2), usable open space as shown (§7-Q), and fee-in-lieu payment to satisfy BMR obligation (§7.4-C-4d) Special exceptions are documented on a chart entitled Atlantic Station – Zoning Data, dated November 18, 2013, and a chart entitled Atlantic Station (Phase I – sans Post Office), dated April 18, 2014; and

**WHEREAS**, the Zoning Board conducted a duly called public hearing on April 21, 2014 continued to May 5, 2014 and May 19, 2014, and has considered the submitted comments of other interested City agencies, officials and the general public;

**WHEREAS**, the Zoning Board makes the following special findings:

- *The Site & Architectural Plan & Requested Uses and Special Exception applications, as herein modified, conform to the standards, goals, purposes and specific objectives of the CC-N Zoning Regulations and the Stamford Master Plan as well as the standards of Sections 7.2, 7.6 and 19-3.2 of the Stamford Zoning Regulations.*
- *The applications will establish desirable residential uses in close proximity to the Stamford Transportation Center and the Downtown and include ground floor retail and a pedestrian-friendly streetscape environment on a highly visible site.*
- *The proposed parking ratio and Parking Management Plan is appropriate based on the site location, potential for onsite parking management strategies, convenience to mass transit, and percentage of single bedroom units, and*

**WHEREAS**, said application was accompanied by the following site plans, architectural plans, and renderings:

- *Property Survey prepared by Redniss & Mead dated July 18, 2013*
- *Architectural Plans & Elevations prepared by Lessard Design dated September 24, 2013, March 21, 2014 & May 12, 2014*

- *Landscaping Plans prepared by Eric Rains Landscape Architecture dated November 6, 2013*
- *Engineering Statement prepared by Redniss & Mead dated November 18, 2013*
- *Site Engineering Report prepared by Redniss & Mead dated January 24, 2014*
- *Civil Engineering Plans prepared by Redniss & Mead dated January 24, 2014 (Sheets SE-1 through SE-9)*
- *Traffic Access & Impact Study prepared by F.P. Clark Associates dated October 2013*
- *Parking Management Plan prepared by Redniss & Mead dated October 12, 2013 (revised plan dated March 24, 2014)*
- *Illustrative Site Plan (Sheet A.1A) prepared by Lessard Design revised through February 10, 2014*
- *Loading Area Elevation (Sheet A.3C) prepared by Lessard Design dated February 10, 2014*
- *Concept Plan for Old Post Office Interior (Sheet PO-1) dated February 10, 2014*
- *Concept Drawing for Post Office Exterior dated March 21, 2014*
- *Proposed Signage Plans dated March 21, 2014 (Sheets S1A – S1D)*
- *Atlantic Station Garage Material Images*
- *Retail Elevation (Sheet A.1R) prepared by Lessard Design dated February 18, 2014*
- *Landscape Details (Sheet SPL 2.0), prepared by Eric Rains Landscape Architecture, dated March 20, 2014*
- *Lighting Details (Sheet 1.1), prepared by Eric Rains Landscape Architecture, dated March 20, 2014*
- *Phase I Plans, prepared by Lessard Design, January 26, 2014 (Sheets A.1A, A.1B, A.1C, A.3A & cover page)*
- *Project Renderings prepared by Lessard Design, dated March 24, 2014 (Overall, Perspective View 1, Perspective View 2)*
- *Open Space Diagram dated April 21, 2014 prepared by Eric Rains Landscape Architecture*
- *Building Detail plans, prepared by Lessard Design (Curtain Wall perspectives A.51-54, A.62 Mesh materials A.91-92)*
- *Post Office Plans dated May 9, 2014 prepared by Elena Kalman, Architect (Sheets A-101-103)*
- *Existing Floor Plan for U.S. Post Office (Sheet A-101 by As Built Services)*
- *Ground Floor & Basement Floor sheets, with mark-up for parking affected by Post Office Annex preservation*

***NOW THEREFORE BE IT RESOLVED*** that the Zoning Board approves Application #213-44 and requesting Site Plans/Requested Uses approval and Special Exception approval, subject to the following conditions:

**SITE-SPECIFIC CONDITIONS:**

- 1) *Prior to the issuance of a Building Permit, the applicant shall submit alternative treatments of the exterior architecture for administrative review and approval by the Zoning Board, with special attention to the first two floors of the building, the*

*shape of the roofline, and the design of the glass curtain wall to increase the articulation of long facades.*

- 2) *Prior to the issuance of a building permit, the Applicant shall submit final site and architectural plans, landscaping and streetscape plans, including specifications for exterior architectural designs, materials, samples and colors, for final approval by Zoning Board staff, to ensure consistency with the approved plans, architectural elevations, and illustrative renderings constituting the record of the application.*
- 3) *All exterior and interior rehabilitation work for the Post Office building shall conform to the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings. The rehabilitation plans, to be prepared by a Historic Preservation architect, shall be referred to the Stamford Historic Preservation Advisory Commission for written comment and subject to approval of the State Historic Preservation Office (SHPO) prior to submission for administrative review and final approval by the Zoning Board, prior to issuance of a Building Permit for the Post Office. The applicant shall submit a timeline for completion of the rehabilitation of the exterior of the Post Office Building, subject to administrative approval by the Zoning Board prior to the issuance of a Building Permit for the Post Office, Certificate of Occupancy for the North Tower or prior to the issuance of a Building Permit for the South Tower, whichever comes first.*

*Prior to the issuance of a Certificate of Occupancy for the North Tower, the applicant shall submit a Performance Bond, or other acceptable surety, to ensure the completion of exterior rehabilitation of the Post Office Building, in an amount equal to the estimated cost of said rehabilitation work, subject to the review and approval of the Director of Legal Affairs as to form and subject to approval of amount by the Zoning Board Staff. Such rehabilitation work shall be completed no later than twelve (12) months from the date that the applicant acquires title to the Post Office property, subject to extensions by the Zoning Board, upon timely application and good cause shown.*

- 4) *Ground Floor retail in both residential towers is approved as shown on Sheet A.1C. If any such space is proposed to be converted into building amenity space (e.g. fitness, lounge, lobby), the Applicants shall submit a ground floor plan for administrative review and approval by the Zoning Board prior to the issuance of a Certificate of Occupancy for that tower. Notwithstanding the foregoing, a minimum of 10,000 square feet of ground floor retail shall be provided in the North Tower, unless otherwise approved administratively by the Zoning Board.*
- 5) *Within six (6) months from the issuance of a Building Permit for the North Tower, the applicant shall provide a fee-in-lieu payment for 17.4 BMR units pursuant to a detailed plan for use of the funds, as approved by the Zoning Board, subject to extensions granted by the Zoning Board for good cause shown, provided that full payment shall occur not later than the issuance of any Certificate of Occupancy for the North Tower. In the event that the City identifies a suitable recipient and plan for use of these funds anytime following the issuance of a Building Permit, the*

*applicant shall be notified of same and shall make the fee-in-lieu payment upon formal request by the City. Within six (6) months from the issuance of a Building Permit for the South Tower, the applicant shall provide a fee-in-lieu payment for an additional 17.4 BMR units pursuant to a detailed plan for use of the funds, as approved by the Zoning Board, subject to extensions granted by the Zoning Board for good cause shown, provided that full payment shall occur not later than the issuance of any Certificate of Occupancy for the South Tower. In the event that the City identifies a suitable recipient and plan for use of these funds anytime following the issuance of a Building Permit, the applicant shall be notified of same and shall make the fee-in-lieu payment upon formal request by the City. The “fee-in-lieu” payment shall be based on 145% of the Area Median Income, adjusted for any subsequent changes in the Area Median Income as of the date of the payment, subject to approval of Zoning Board staff.*

- 6) *Traffic improvements shall be provided in accordance with the terms outlined in the letter from Redniss & Mead, dated April 17, 2014, as accepted in the email of Traffic Engineer Mani Poola, dated April 21, 2014, with the understanding that “signal upgrade” means “total signal replacement”.*
- 7) *Applicants shall provide ninety-three (93) parking spaces on site for the exclusive use of residents of St. John’s Towers (or their successors) at 109 Tresser Boulevard, either as self-park spaces in the South Tower or in conjunction with the development of the North Tower if the project is developed in two phases, as shown on the Applicant’s revised Parking Management Plan, dated March 24, 2014. Applicant shall execute a permanent easement to guarantee perpetual access to these spaces by the residents of 109 Tresser Boulevard, the form of which shall be reviewed and approved by the Zoning Board staff in consultation with the City Corporate Counsel and to be filed by the applicant on the Stamford Land Records prior to a Certificate of Occupancy.*
- 8) *The existing Magnolia Tree located on the northeast corner of the Post Office property shall be retained in the site plan if feasible, subject to approval by the Zoning Board staff.*
- 9) *Signage plans shall be subject to administrative review and approval of the Zoning Board.*
- 10) *Applicants shall execute a standard historic façade preservation easement for the Post Office building, subject to approval by Zoning Board staff, to be recorded on the Stamford Land Records prior to issuance of a Certificate of Occupancy for the South Tower.*
- 11) *As presented at the public hearing, the Applicants shall make best efforts during their marketing efforts to locate a user for the Post Office building that will allow the building to be publicly accessible without a membership or access fee, such as a restaurant/food service use or retail use. The Applicant shall provide quarterly reports for a period of twenty-four (24) months on the status of these marketing*

*efforts. An alternate use of the Post Office during this twenty-four month period shall be subject to the approval of the Zoning Board administratively. At a minimum, and as required by the Stamford Zoning Regulations, significant portions of the Post Office must be open to the public on a regular basis or on request.*

- 12) *Prior to issuance of a Certificate of Occupancy, the Applicant shall submit a final Parking Management Plan, consistent with definition 71.5, subject to Zoning Board staff approval. Said Plan shall include provisions for semiannual reports to the Zoning Board, for a three year period beginning at 60% occupancy and continuing for three years or until the building has achieved 95% occupancy, whichever occurs later, reporting performance of the reduced parking which shall include, but not be limited to, information such as the residential occupancy rates, car ownership rates per unit, actual parking counts at AM and PM commuting times, mid-day and overnight, shared vehicle use (if any). Based on the results of that report, the Zoning Board may, at its discretion, require the applicant to modify its Parking Management Plan to include alternative parking management strategies such as increasing the use of the valet and/or car stacker system, the use of tandem spaces, or other acceptable parking management strategies, to balance the parking supply and demand, if necessary. Parking spaces shall be limited to use solely by tenants of the building.*

**STANDARD CONDITIONS:**

- 13) *Prior to the issuance of a Building Permit, sewer, streetscape, and storm drainage plans shall be submitted and subject to final review of design specification and construction by the Engineering Bureau. Applicant shall address comments of Susan Kiskan, P.E. in her memorandum dated March 24, 2014, except as they pertain to traffic-related and streetscape improvements which are specifically addressed in Condition #6 above.*
- 14) *Prior to issuance of a Building Permit, the Applicant shall obtain a discharge permit from the Stamford Water Pollution Control Authority and shall provide detailed plans, a post-construction inspection and maintenance program and related information required in the March 18, 2014 memorandum from Prakash Chakravarti, P.E., Supervising Engineer, and Stephen W. Pietrzyk, Regulatory Compliance Officer.*
- 15) *No significant mechanical equipment, in addition to that depicted on the building and site plans, shall be installed within view of any public street without prior approval of the Zoning Board staff.*
- 16) *A Street Opening Permit shall be required for any work within a public street right-of-way.*
- 17) *Prior to the issuance of a Building Permit, the Applicants shall submit a Construction Staging and Management Plan to ensure safe, adequate and convenient vehicular traffic circulation and operations, pedestrian circulation and*

*protection of environmental quality through the mitigation of noise, dust, fumes and debris subject to final approval of the Land Use Bureau Chief or his designee. Such Construction Management Plan shall address, but not be limited to, reasonable restrictions on times when deliveries can be made to the job site, measures to control dust, staging areas for materials and construction worker parking as well as temporary measures requiring the timely removal of construction debris and/or litter from the jobsite and provide for.*

- 18) *Prior to the issuance of a Building Permit, sedimentation and erosion control plans shall be submitted and subject to review by the Environmental Protection Board staff.*
- 19) *Prior to issuance of a Certificate of Occupancy, the Applicants shall submit a Drainage Maintenance Agreement and Landscape Maintenance Agreement, subject to approval by the Environmental Protection Board staff.*
- 20) *Prior to issuance of a Certificate of Occupancy, the Applicants shall submit a Trash Management Plan, subject to the review of the Zoning Board staff.*
- 21) *Prior to the start of any construction activities or the issuance of a Building Permit, whichever comes first, Applicants shall submit a Performance Bond, or other acceptable surety, to ensure completion of all streetscape improvements, and sedimentation and erosion controls, in an amount equal to the estimated cost of said improvements, subject to the approval of Director of Legal Affairs as to form and subject to approval of amount by the Zoning Board staff.*
- 22) *The Applicants shall have one year from the effective date of this approval within which to secure a Building Permit, subject to Zoning Board approval of three extensions, each not more than one year, upon timely application and good cause shown.*

**Application 213-45** – SAINT JOHN URBAN DEVELOPMENT CORP, Special Exception

After a brief discussion, Ms. McManus moved to approve the application with the modified conditions, seconded by Mr. Morris and the motion was approved 4 to 1 with the amended conditions (Mills, McManus, Morris and Stein voting approval; Michelson voting to deny). The conditions will read as follows:

**WHEREAS** the Zoning Board has reviewed an application submitted by Saint John Urban Development Corporation requesting special exception and CAM approval to convert 28,200 square feet of commercial development rights to authorize 240 existing dwelling units on a zoning parcel of 70,609 square feet pursuant to Section 7-S-3, and to permit one parking space per dwelling unit with 93 spaces to be located on the adjacent Cappelli zoning parcel (Appl. 213-44) pursuant to Section 12-D-1-c, and to dedicate eighteen (18) BMR units in order to earn thirty-six (36) bonus units of housing pursuant

to Appendix B Footnote #4, all as documented on a chart entitled Atlantic Station – Zoning Data, dated November 18, 2013; and

**WHEREAS**, the Zoning Board conducted a duly called public hearing on April 21, 2014 continued to May 5, 2014 and May 19, 2014, and has considered the submitted comments of other interested City agencies, officials and the general public; and

**WHEREAS**, said application was accompanied by the following site plans, architectural plans, renderings and exhibits:

- Property Survey prepared by Redniss & Mead dated July 18, 2013
- Parking Exhibit Depicting 109 Tresser Boulevard, prepared by Redniss & Mead, dated November 18, 2013
- Architectural Plans prepared by Lessard Design, Atlantic Station, Sheet A.1B, Basement Parking, dated September 24, revised to November 20, 2013
- Parking Management Plan prepared by Redniss & Mead dated October 12, 2013 (revised plan dated March 24, 2014)

**WHEREAS**, the Zoning Board makes the following special findings:

- The Site & Architectural Plan & Requested Uses and Special Exception applications, as herein modified, conform to the standards, goals, purposes and specific objectives of the CC-N Zoning Regulations and the Stamford Master Plan as well as the standards of Sections 7.2 and 19-3.2 of the Stamford Zoning Regulations.
- The applications will establish desirable residential uses in close proximity to the Stamford Transportation Center and the Downtown.
- The proposed parking ratio and Parking Management Plan is appropriate based on the site location, potential for on-site parking management strategies, and convenience to mass transit, and

**NOW THEREFORE BE IT RESOLVED** that the Zoning Board approves Application #213-45 requesting Special Exception approvals, subject to the following conditions:

1. The application requesting approval of 240 residential units within two existing towers for the 70,609 square foot zoning parcel known as 109 Tresser Boulevard. Any subsequent redevelopment of the property or substantial rehabilitation of the existing buildings shall require amendment of the special exception approval of site and architectural plans by the Zoning Board, subject to the following conditions:
  - Streetscape improvements shall be provided along the full property frontage on Tresser Boulevard and Washington Boulevard to be consistent with the streetscape improvements approved for the adjoining Cappelli zoning parcel (Appl. 213-44).

- *If the property is redeveloped, the building(s) shall be designed with pedestrian oriented frontages to activate the street, with use of windows, entrances, signage, awnings and architectural ornamentation to strengthen the pedestrian experience along Tresser Boulevard and Washington Boulevard.*
  - *The building(s) shall be constructed with quality materials and be designed to fit with the character of their surroundings.*
  - *If the property is redeveloped, landscaping plans and usable open space plans shall be submitted for approval, with the location, design and amount of usable open space subject to determination by the Zoning Board.*
  - *If the property is redeveloped, parking shall be effectively screened from sensitive pedestrian views.*
  - *Residential units shall be limited to one bedroom and two bedroom units, consistent with the approved parking ratio of one space per unit.*
2. *The restriping plan shown on the Parking Exhibit, dated November 13, 2013, shall be implemented within one hundred twenty (120) days of the effective date of this approval, subject to extension by the Zoning Board staff.*
  3. *The applicant shall submit an interim parking plan to maintain the required parking ratio of one space per occupied unit during the development of the adjoining Cappelli zoning parcel, subject to Zoning Board staff approval.*
  4. *The applicant shall submit a Parking Management Plan as required pursuant to Section 12-D-1-c, subject to Zoning Board staff approval, consistent with definition 71.5, subject to Zoning Board staff approval. Said Plan shall include provisions for semiannual reports to the Zoning Board, for a three year period beginning at 60% occupancy and continuing for three years or until the building has achieved 95% occupancy, whichever occurs later, reporting performance of the reduced parking which shall include, but not be limited to, information such as the residential occupancy rates, car ownership rates per unit, actual parking counts at AM and PM commuting times, mid-day and overnight, shared vehicle use (if any). Based on the results of that report, the Zoning Board may, at its discretion, require the applicant to modify its Parking Management Plan to include alternative parking management strategies such as increasing the use of the valet and/or car stacker system, the use of tandem spaces, or other acceptable parking management strategies, to balance the parking supply and demand, if necessary.*
  5. *The applicant shall submit an Affordability Plan for eighteen (18) BMR units to support the thirty-six (36) units of bonus density, consistent with the standards of Section 7.4, to be implemented upon renewal of leases for the affected units. Alternately, the applicant may provide a fee-in-lieu payment equivalent to 17.65 BMR units, to substitute for on-site BMR units, upon administrative approval by the Zoning Board of a detailed plan for use of such funds and/or other equivalent actions authorized under Section 7.4, which may include down payment assistance,*

*and/or contribution of funding to existing Zoning Board approved nonprofit organization(s) whose main function is to produce affordable housing. The “fee-in-lieu” payment shall be based on 145% of the Area Median Income, adjusted for any subsequent changes in the Area Median Income as of the date of the payment, subject to approval of Zoning Board staff.*

The Board recessed at 8:37pm and reconvened at 8:48pm.

### **PUBLIC HEARING**

1. **Application 210-15 Modification** – HP Gateway Land I, LLC, modification of General Development Plan, Special Exception and Coastal Site Plan Approvals including modifications to: (1) the garage entrance, to increase ingress and egress lanes, (2) the landscape plan and public realm improvements, (3) the parking deck, to eliminate an internal ramp, and (4) the residential building, for a 6.27 +/- acre site located in the TCDD, bordered generally by Washington Boulevard, Pulaski Street, the Rippowam River and the Metro North Railroad (State of Connecticut D.O.T.)
2. **Application 210-16 Modification** - HP Gateway Land I, LLC requesting modifications to Coastal Site Plan and Final Site and Architectural Plans and Requested Uses for Phase I (FSP) approvals including modifications to: (1) the garage entrance, to increase the ingress and egress lanes, (2) the landscape plan and public realm improvements, (3) the parking deck, to eliminate an internal ramp, and (4) the residential building, for a 6.27 +/- acre site located in the TCDD, bordered by Washington Boulevard, Pulaski Street, the Rippowam River and the Metro North Railroad (State of Connecticut D.O.T.)

Mr. Mills read a description of the applications into the record. Mr. Michelson read a copy of the Planning Board referral letter into the record.

Attorney John Freeman, for BLT, said he wanted to withdraw the request to modify the Riverwalk. Mr. Cole asked if he planned to reinstate the original plan with stairs to the plaza deck? Attorney Freeman said yes; they would like to request opening more spaces for commuter parking.

Attorney Freeman presented the original and current driveway plan and described changes to the residential building. They will add LED lighting in the crosswalk.

Mark Vertucci, Fuss & O’Neil explained the LED crosswalk lights and the reasons for changing the driveway layout. He used 2015 background traffic volumes which are greater than the 2009 data used by BETA.

Mr. Mills stated that he would like to see specifications and illustrations for the LED crosswalk lights as well as a list of traffic generators that were included in the revised traffic estimates.

Mr. Cole asked if they had performed additional analysis (beyond SYNCHRO) to demonstrate the “spillback” of traffic from the driveway? Mr. Vertucci said yes. Attorney Freeman explained why BLT didn’t revise the design of the westerly tower.

Mr. Morris stated his concern about traffic backing up currently with only 500 spaces rented. Mr. Vertucci responded that the permanent traffic signal will help handle the additional cars. Mr. Mills asked what traffic volumes can be handled. Mr. Michelson asked for a schematic showing driveways being closed.

The public was asked to provide comments.

Arthur Selkowitz, Chairman of the Mill River Collaborative, provided a letter dated July 11, 2014 of support for the record. BLT should build the portion of the Mill River walkway along their river frontage. Gateway violated its approval so therefore, this should be a penalty.

Maurice Nizzardo stated there is no active negotiation on-going to buy the out parcel at 340 Washington Blvd.

Attorney Freeman said BLT paid \$500K for traffic improvements and \$400K for the State DOT bridge. The Gateway property was never in the Mill River Plan area.

Mr. Mills continued the public hearing on these applications to the next Zoning Board meeting scheduled for July 21, 2014 at 7:00pm in the 4<sup>th</sup> floor cafeteria. Mr. Mills called a brief recess and resumed the public hearing at 10:10pm.

3. **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 hazard area.

Mr. Mills read a description of the applications into the record. Mr. Michelson read a copy of the Planning Board referral letter into the record.

Attorney Steve Finn for the Applicant, described the application. Attorney Kate Smith submitted notification of mailing and a memo dated July 14, 2014 which was 13 pages with attachments.

John Pugliesi, P.E., Frattaroli Surveyors, presented the existing condition survey, grading and drainage plans and access driveways.

Attorney Finn said they fall within CAM exemptions and all impacts are positive.

Richard Bergmann, Landscape Architect, described the planting plan.

Matt Popp, Landscape Architect, described the rain garden plantings.

The public was asked to provide comments.

Renee Larizza spoke in support of the Palmer Landing position.

Skip Raymond, resident at Palmer Landing, expressed concern with the loss of trees bordering the water.

Richard Greenberg, resident at Palmer Landing, wanted the vegetation screening restored.

Mr. Mills continued the public hearing on this application to the next Zoning Board meeting scheduled for July 21, 2014 at 7:00pm in the 4<sup>th</sup> floor cafeteria. He asked that this item be placed first on the agenda to accommodate the large number of people from the general public who showed up with an interest in this item.

The Board conducted a preliminary review of the proposed Infinity signage. The Board briefly discussed the submitted signage plans, noting that they felt the proposed sign was too large and too high on the building. After discussion, Mr. Killeen agreed to provide the Board with a copy of the Harbor Point Design Guidelines, and this item would be continued to next week.

Mr. Mills tabled all other agenda items to the next meeting scheduled for July 21, 2014 at 7:00pm in the 4<sup>th</sup> floor cafeteria.

### **REGULAR MEETING**

### **NEW BUSINESS**

1. Administrative review – Doral Farms – Addition for 12 Farm Hill Road

The meeting adjourned at 11:35 p.m.

Respectfully submitted,

Barry Michelson, Secretary  
Stamford Zoning Board