

**MINUTES OF THE ZONING BOARD  
PUBLIC HEARING & REGULAR MEETING,  
HELD MONDAY, OCTOBER 6, 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, Barry Michelson, William Morris, David Stein and Joanna Gwozdziowski. Present for staff: Norman Cole, Land Use Bureau Chief.

Mr. Mills called the meeting to order at 7:13 PM.

**PUBLIC HEARING**

1. **Application 214-12 – RICHARD W. REDNISS, Text Change**, *(continued from September 29, 2014)*.
2. **Application 214-13 – BELPOINTE CAPITAL, LLC, Map Change**, *(continued from September 29, 2014)*.
3. **Application 214-14 – BELPOINTE CAPITAL, LLC, General Development Plan and Special Exception Requests, 112 Southfield Avenue**, *(continued from September 29, 2014)*.
4. **Application 214-15 – BELPOINTE CAPITAL, LLC, Final Site & Architectural Plans and Coastal Site Plans, 112 Southfield Avenue**, *(continued from September 29, 2014)*.

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

Mr. Stein told the Chair he had listened to the tapes from the Public Hearing of September 22, 2014. Ms. Gwozdziowski told the Chair she had listened to the tapes from the Public Hearing of September 29, 2014.

Richard Redniss, for the Applicant, distributed exterior material samples and updated and corrected photos. He showed photo simulation of the impact on views from the Village at Stamford Landing property. He presented an updated site plan and cross-section showing change resulting from the proposed 111' setback.

Architect Tim Gooding submitted test data for the windows.

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

Attorney Jane Freeman, representing Stamford Landing Condo Association, handed out (exhibits marked #1 and #2) and discussed the photo simulations of visual impact. She identified the

special exceptions requested and sited the special exception standards of Section 19. All of Stamford Landings objections are related to visual impact.

Bruce Wharton, 94 Southfield Avenue, expressed concern with traffic impact and emergency responders. He asked for a delay in the project until traffic congestion could be fixed.

Jackie Davis, 98 Southfield Avenue, Unit 401 said the building juts out too much and should be setback further.

Dough Harrison, Village at Stamford Landing handed out site plans showing 130' setback.

Attorney William Hennessey summarized their presentation. There is no entitlement to views. The applicant has compromised and satisfied almost all of Stamford Landing's issues. This site plan uses the DWD regulations created for the Petro site. He explained the uses allowed in C-WD zone (industrial like Rubino's and O&G). The current use (Marshall's) adversely impacts views and property values. The proposed housing will eliminate this negative view and have a positive impact.

Mr. Redniss reminded the Zoning Board that the Harbor Commission wants a boat launch at Boccuzzi Park.

Mr. Michelson asked how much remediation is needed at the site? Mr. Redniss replied not too much. Approximately \$0.5 million ±.

Mr. Michelson asked if Traffic Engineer Mani Poola accepted the Applicants plan? Mr. Redniss said they can meet his request but want use of the \$800k to be decided by a broad committee representative of the neighborhood.

Mr. Mills closed the Public Hearing on these applications at 8:40pm and took a brief recess, resuming at 8:51pm.

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

7. **Application 214-09 – GEORGE STUART FARQUHARSON DOWNIE, Text change,**

Mr. Mills read the application descriptions into the record. Mr. Michelson read the Planning Board letter into the record.

Attorney Jane Freeman handed out the latest version of the text amendment. A Mayapple Road resident, Ms. Slater, submitted a ZBA special exception application for a school, non-public but subsequently withdrew the application. The text amendment seeks to clarify the definition of "school, non-public". Colleges and dormitories should not be allowed in single family zones. King School wants staff housing to be included (Attorney Hennessey letter, dated September 30, 2014), but the applicant does not support this position.

Mr. Stein asked if this excluded nursery schools because they aren't accredited.

Attorney Freeman said they could add "and which is either licensed by the State of Connecticut..."

Mr. Stein asked if they should adopt the term "pre-K"?

Attorney Freeman said this term is not defined or used in the Zoning Regulations.

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

Attorney William Hennessey summarized his letter on behalf of King School.

Mr. Mills called for a show of hands in support (approximately 52).

Stuart Downie (Applicant) asked the Zoning Board to approve the application. He explained his concern that Slater proposal was commercial and would grow in size.

Tom Lombardo, President of the North Stamford Association stated they don't want post-secondary education uses in North Stamford.

Annie Taylor, spoke in support and said the text change was consistent with the Master Plan.

Rocco Cingari, spoke in support.

Attorney Freeman summarized the applicant for the Board Members.

Mr. Mills closed the Public Hearing on these applications at 9:42pm and took a brief recess, resuming at 9:52pm.

5. **Application 214-07 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street**
6. **Application 214-08 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street LOT B-2**

Mr. Mills read the application descriptions into the record. Mr. Michelson read the Planning Board letter into the record.

Attorney William Hennessey introduced the development team and delivered the Certificate of Mailing into the record. He explained the history of American Cynamid (Cytex) which is a 35 acre parcel subdivided into 3 parcels. Proposals comply with Zoning standards. The Applicant will pay to align the driveway with Harvard Avenue and replace the traffic signal. The building can be a Home Depot without further Zoning Board approval. He described the site plan and architectural plan. He described traffic issues and their proposed improvements. He discussed Traffic Engineer, Mani Poola's request to fix West Main/West Avenue intersection. They secured rights to widen at NW and SE corners but now Mr. Poola wants them to build the new intersection for \$2 million+ costs.

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

Donna Ianbonri, 32 Depina, asked what's going to happen to Acosta Street and what will be the noise and hours of activity? She asked about contaminated soil removal.

John Tucciarone, 516 W. Main Street, southside of W. Main, submitted a letter expressing concern with traffic and noise.

John Lyons, 30 Nurny Street said traffic problems on West Avenue limit access to his business at the end of Nurney Street.

Attorney Hennessey said the site is a brownfield and will be cleaned up. Acosta Street will not be used.

Anca Oltan, 36 Depina Street, asked about noise.

Mr. Mills continued the public hearing on these applications to the next scheduled meeting which will be Monday, October 20 at 7:00pm on the 4<sup>th</sup> floor cafeteria.

### **REGULAR MEETING**

#### **APPROVAL OF MINUTES:**

Mr. Mills tabled the minutes to the next meeting.

#### **PENDING APPLICATIONS:**

7. **Application 214-09 – GEORGE STUART FARQUHARSON DOWNIE**, Text change

Mr. Mills polled the Zoning Board members about including staff housing and the consensus was to not include it.

Mr. Stein moved to approve the text change adding the phrase “licensed by the State of Connecticut”, seconded by Mr. Morris and the motion was unanimously approved 5 to 0 (Mills, Michelson, Morris, Gwozdzowski and Stein).

There being no further business, the meeting adjourned at 11:30 p.m.

Respectfully submitted,

Barry Michelson, Secretary  
Stamford Zoning Board