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MINUTES OF THE ZONING BOARD  
PUBLIC HEARING & REGULAR MEETING,  
HELD MONDAY, DECEMBER 1, 2014, 7:00 P.M.,  
4<sup>TH</sup> FLOOR, CAFETERIA, GOVERNMENT CENTER  
BUILDING, 888 WASHINGTON BLVD,  
STAMFORD, CT 06901**

Present for the Board: Thomas Mills, Rosanne McManus, William Morris, David Stein and Joanna Gwozdzowski. Barry Michelson arrived at 8:11pm. Present for staff: Norman Cole, Land Use Bureau Chief and David Killeen, Associate Planner.

Mr. Mills called the meeting to order at 7:10 pm. Ms. Gwozdzowski was seated for Mr. Michelson who was absent.

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

**NEW BUSINESS**

3. Modifications to Park Square West, Phase IV (Trinity), Final Plans, 207 units

Attorney William Hennessey introduced the requested plan changes: 1) coverage of lot increased by 575 s.f.; 2) increase of two (2) units (one extra unit for Phase II and IV); 3) 4 relocated parking spaces; and 4) balconies added to the 18<sup>th</sup> floor.

After a brief discussion, Mr. Morris moved to approve the requested final site plan modifications, seconded by Ms. McManus and the motion was approved 4:0 (Morris, McManus, Stein and Gwozdzowski in favor; Mills recused).

Mr. Morris moved to return to the original agenda order, seconded by Ms. McManus and the motion was approved 5:0 (Mills, Morris, McManus, Stein and Gwozdzowski).

**PUBLIC HEARING**

1. **Application 214-27 – RMS MAIN STREET LLC & RIPPOWAM PARK COMPANY, LLC, Text change**, to Amend Article III, Section 9I, Mill River District (MRD) 3d. Usable Open Space; 3f. Building Setbacks; 4d. Signage; 5a. Below Market Rate Dwelling Unit Requirements; 7a and e. Mixed-Use Commercial Development and 8. Application Review Procedures (*continued from November 24, 2014*).
2. **Application 214-28 – RMS MAIN STREET LLC & RIPPOWAM PARK COMPANY, LLC, Map Change**, Applicant proposes to change approximately 58,916 s.f. of property located at 896, 902, 908 & 914 Washington Boulevard, 135 & 159 Main Street and 8 Relay Place, Block #3, from C-G to MRD-D (*continued from November 24, 2014*).

3. **Application 214-29 – RMS MAIN STREET, LLC & RIPPOWAM PARK COMPANY, LLC, 896, 902, 908 & 914 Washington Blvd; 135 & 159 Main St; 8 Relay Place, Special Exception, General Development Plan and Final Site & Architectural Plans, Coastal Site Plan Review** requesting approval of Special Exceptions, General Development Plans and Final Site and Architectural Plans and Coastal Site Plan Review to construct a 6.5 story mixed use building with 8,760 s.f. of ground floor restaurant/retail space with 122 residential units above with indoor and outdoor amenity space, parking and landscaping improvements on property located in a proposed MRD District (*continued from November 24, 2014*).

Attorney William Hennessey, for the Applicant, noted that large scale plans had been provided to the two Board Members requesting them. He presented samples of exterior building materials.

Bruce Beinfield, Architect, explained the specifications for vinyl windows.

Attorney Lisa Feinberg presented revisions to the text amendment regarding the GDP and submitted a GDP map of the site.

Attorney Hennessey discussed the Applicant's plans for road improvements.

Randy Salvatore explained truck loading move in/out operations. He said he was opened to time restrictions for on-street parking.

Eric Raines, Landscape Architect explained the streetscape and Rippowam Park planting plans and discussed street lighting along Rippowam and Washington Blvd. Lighting on the building will be limited to walpacs and downlighting over the parking areas.

Mr. Michelson arrived at 8:11pm.

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

Mike Poppa, 49 Bowden, Landscaper, concerns about proposed plans for plant locations and depths and overall stormwater management for a project of this magnitude.

Attorney Hennessey responded that a complete landscape plan has been submitted with detailed specifics of plants, planting depths and maintenance. The current building is located on 100% impervious surface and this project will significantly improve drainage and plantings.

After further discussion, Mr. Mills closed the public hearing on these items at 8:37pm. He called a brief recess and resumed the meeting at 8:52pm.

### **REGULAR MEETING**

### **APPROVAL OF MINUTES:**

### **Minutes of November 24, 2014**

Mr. Morris made a correction to page 2. Mr. Michelson requested several changes to the TOD text change application deliberations.

After further discussion, Mr. Morris moved to approve the minutes as modified, seconded by Ms. McManus and the motion was approved 5:0 (Mills, Michelson, Morris, McManus and Stein).

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

## **NEW BUSINESS**

### 2. Modifications to Final Site & Architectural Plans for Parcel 38

Attorney Hennessey overviewed two proposed modifications: 1) a proposed “pocket” vehicle drop-off cutout which has been approved by the Traffic Advisory Committee and 2) Architect Erikjan Vermeulen, described changes to enclose the plaza and create a set of arches, 24 feet wide, to mark the building entrance.

After further discussion, Ms. McManus moved to approve the modification of the final site plans, seconded by Mr. Morris and the motion was approved 5:0 (Mills, Michelson, Morris, McManus and Stein).

Mr. Stein moved to return to the original agenda order, seconded by Ms. McManus and the motion was approved 5:0 (Mills, Michelson, Morris, McManus, and Stein).

Discussion with Staff on status of Appl. 214-07 and 214-08 West Side Development and ongoing meetings with Traffic Engineer. These applications, in addition to 214-21 and 214-25 have been tabled until the Zoning Board meeting of December 8, 2014.

## **PENDING APPLICATIONS:**

### 5. Application 214-31 – CITY OF STAMFORD, ENGINEERING BUREAU, 83 Lockwood Avenue - Special Exception

Mr. Killeen outlined the application and reviewed additional materials on parking submitted for the Board to review. The big issue has to do with the traffic impact and parking requirements for public education buildings. The Applicant needs to rework their chart and obtain ZEO approval of parking.

After further discussion on seeing a lease that runs concurrent with use of the building and a revised parking plan approved by the ZEO, Mr. Mills moved to table this application until the next meeting.

## **NEW BUSINESS**

### 1. Administrative review of signage, 101 Park Place; 101 Washington Blvd

Mr. Killeen reviewed the materials. Discussion of January 2014 minutes and review of illuminated signage on Franklin Street. Mr. Cole suggested a better discussion would be the south-end signage the Board has already approved and what the Zoning Regulations allow. Mr. Mills asked for clarification of what ramifications could be imposed for conditions not followed by Applicants.

After a brief discussion of design regulations for signage in the SRD district, the purpose of signs and a discussion of varying building heights with signage, Mr. Stein identified two questions: 1) the size and location of the signage and 2) illumination of signs.

Mr. Michelson moved to approve the sign request on the first level seconded by Mr. Stein and the motion was approved 5:0 (Mills, Michelson, Morris, McManus, and Stein).

Mr. Michelson moved to deny the sign request on the fifteenth floor due to the fact that it doesn't meet design guidelines to be informational and because it can't be seen at street level, seconded by Mr. Stein and carried on a 3:2 vote (Michelson, Morris, Stein voting to deny, Mills and McManus against).

#### 4. Gateway Garage Temporary Access Plan

Attorney John Freeman and Bill Buckley reviewed the proposed changes for traffic flow at the Gateway Garage. They brought their requests to the Traffic Advisory Commission and reported on the outcome.

Mr. Stein requested clarification of what was in place and what was being requested. Are there barriers up? Mr. Buckley said yes but they are 4 feet apart. They are trying not to use Jersey barriers. There is a need for a sign and crosswalks with painted lines.

The Board discussed what's currently in place and what's needed regarding traffic flow controls.

Mr. Stein moved to approve a temporary access plan with conditions including a crosswalk along all lanes, a stop sign for pedestrian crossing, and a sign "right turn only" at the entrance to the garage, seconded by Ms. McManus and the motion was approved 5:0 (Mills, Michelson, Morris, McManus, and Stein). The conditions will read as follows:

1. *The Pedestrian Crosswalk will be clearly marked across all lanes;*
2. *A Sign will be installed to alert drivers to stop for the Pedestrian Crossing.*
3. *A Sign will be installed on the southbound lane of Washington Blvd. to notify drivers "Right Turn Only, Entrance to Garage".*

Ms. McManus moved to add an item to the agenda, seconded by Mr. Morris and the motion was approved 5:0 (Mills, Michelson, Morris, McManus and Stein).

#### Jonathan Rose/Metro Green

Attorney Amy Souchuns and Richard Redniss, representing Capelli Associates/Metro Green, discussed the proposed use of approximately \$6.3 million in BMR fee-in-lieu funds to help

bridge the financing gap for the construction of 73 BMR units in the Metro III Development. The \$6.3 million would come from fee-in-lieu payments from the approved Morgan Lofts Development and the approved Atlantic Station Development.

Attorneys William Hennessey and Lisa Feinberg were present to represent the Morgan Lofts Development and Carolyn Vary was present to represent Metro Green/Jonathan Rose Company.

Ms. Vary provided an overview of the various funding sources that would be utilized for the development including State loan funds, tax credits and other City funds.

After further discussion, the Zoning Board asked how the contributions from each development related to their conditions of approval. The Morgan Loft development contribution of just under \$3.2 million was in line with their approval. Mr. Stein calculated the requirement from the Atlantic Station development at around \$7 million, while their contribution to Metro Green would only be around \$3.1 million. The Board felt this was not enough. Some discounting could be considered for creative solutions but not by this amount.

After further discussion, a motion was made by Ms. McManus, seconded by Mr. Michelson to approve the allocation of approximately \$6.3 million in BMR fee-in-lieu payments to the Metro III Development of Jonathan Rose towards the construction of 73 BMR units. The source of these funds will be from the Morgan Lofts and Atlantic Station developments.

There being no further business, the meeting adjourned at 11:25 p.m.

Respectfully submitted,

Barry Michelson, Secretary  
Stamford Zoning Board