

**MINUTES OF THE ZONING BOARD
SPECIAL MEETING, HELD
FRIDAY, AUGUST 2, 2013, 11:00 A.M.,
205 MAGEE AVENUE AND BATEMAN WAY,
STAMFORD, CONNECTICUT**

Present for the Board: Rosanne McManus, Barry Michelson, and Joanna Gwozdzowski. Present for staff: David Killeen, Associate Planner and Erin McKenna, Associate Planner.

SPECIAL MEETING

Board Secretary Barry Michelson called the meeting to order at 11:08 a.m at 205 Magee Avenue. He announced that this special meeting was being held in conjunction with the Planning Board to conduct a site visit to 205 Magee Avenue and also to visit the site of the proposed “Bridgewater” development. After the meeting was opened, Planning Board Chair Teri Dell asked publicly that the site visit be restricted to a review of 205 Magee Avenue and the other properties connected with the proposed License Agreement (Czescik Marina and Kosciuszko Park), for which a public hearing has been scheduled by the Planning Board on Tuesday, August 6, 2013. Since this site visit was initially organized by the Planning Board, Zoning Board members agreed to the refined site visit, to include the three properties. It was noted that the site of the proposed Bridgewater development would be viewed from Kosciuszko Park.

David Killeen and Erin McKenna of Staff assisted Board members touring the property at 205 Magee Avenue and in particular, the areas of Czescik Park and the City-owned Water Pollution Control Authority property that were proposed for inclusion in the proposed License Agreement to be utilized as part of the proposed Stamford Boat Works at 205 Magee Avenue, as well as the adjacent Animal Control Shelter.

Representatives of BLT (John Freeman, Bill Buckley and Craig Lapinski) pointed to areas that had been staked in the ground to represent the proposed location of the travel lift, a new storage and repair building, as well as the land that was to be swapped between BLT and the City as part of the License Agreement. Board members walked onto the City WPCA property to view the existing Animal Shelter and the 2.4 acre site that would be used for upland boat storage.

The public followed along. After viewing 205 Magee Avenue, Board members visited Czescik Marina and received a presentation by John Freeman of the proposed improvements to the public marina under the Agreement. Then, Board members and representatives of the public visited Kosciuszko Park to receive information from Mr. Freeman on proposed improvements to the Park by BLT under the License Agreement. The Board also viewed the site of the proposed Bridgewater development from Kosciuszko Park.

There being no further business, meeting was adjourned by Board Secretary Barry Michelson at 12:32 pm.

Respectfully submitted,

Barry Michelson, Secretary
Stamford Zoning Board