

**MINUTES OF THE ZONING BOARD  
PUBLIC HEARING & REGULAR MEETING,  
MONDAY, JANUARY 11, 2016, AT 7:00 P.M.,  
4th FLOOR, CAFETERIA, GOVERNMENT CENTER BLDG.,  
888 WASHINGTON BLVD., STAMFORD, CT**

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

Mr. Mills called the meeting to order at 7:08 p.m.

**PUBLIC HEARING (continued from December 14, 2015)**

1. **Appl. 215-02 - THE STRAND/BRC GROUP, LLC - Text Change:** To Amend Article III, Section 9(J)(5)(b) of the SRD-S District to increase permitted non-residential floor area ratio (FAR) from 0.20 to 0.23.
2. **Appl. 215-03 - THE STRAND/BRC GROUP, LLC - Washington Blvd./Bateman Way, Amend GDP:** Requesting approval to amend the General Development Plan (GDP) for Harbor Point, originally approved as Application 206-57, by: 1) removing the note on the plan stating “maintain existing boat storage operation” and adding a note to read “Block P7 Permitted Uses: Office and Retail, Public Access, Marina, Parking” and 2) deleting the language of approval Condition #7 and replacing it with “Subject to SRD regulations, any future final site plan application, for full development of the 14 acre site, shall include a marina and public access improvements which shall be subject to review and approval of the Zoning Board.” in the SRD-S district, and to seek Coastal Site Plan Review of these amendments.
3. **Appl. 215-04 - SOUTHFIELD PROPERTY, LLC - Text Change:** To Amend Article III, Section 9AAAA DWD Designed Waterfront Development District standards regarding maximum building height, minimum front setback, retention of existing structures and exemption of Water Dependent Uses from the calculation of building coverage, ground coverage, public access, preservation of visual resources and landscaping.
4. **Appl. 215-05 - WATERFRONT OFFICE BUILDING, LP - Map Change:** Requesting approval to amend the Zoning Map to change from CWD to DWD for approximately 8.15 acres of property known as Stamford Landing and identified as 46, 62, 68 and 78 Southfield Avenue, Block #25.
5. **Appl. 215-06 - SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP - 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street - Special Exception, General Development Plans and Coastal Site Plan Review:** Requesting approval of special exceptions and General Development Plan to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone. Special Exceptions being requested for proposed uses and development of the project and to establish a DWD district and to provide residential, retail and office and a boatyard/marina use and general public access.

6. **Appl. 215-07 - SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP - 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street - Final Site and Architectural Plans & Requested Uses, Special Exception and Coastal Site Plan Review:** Requesting approval of Final Site & Architectural Plans, Special Exception and Coastal Site Plan Review to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone.
7. **CSPR-978 - WATERFRONT MAGEE, LLC - 205 Magee Avenue:** To provide winter boat storage on 3.5 acres in M-G zone, temporary parking, no utilities and no equipment storage.

Chairman Mills read the description into the record. Attorney John Knuff, representing the applicant, was present to discuss proposed revisions to these plans which were delivered to the Board last week. He then introduced his team. He explained that the applicant has removed the road through the site and decreased the number of dwelling units so that there was more room for the boatyard and the repair facilities. Applicant has provided written material concerning boat storage at 205 Magee Avenue; a response to Pam Lenzion's comments from market professional Jerry McDonough; a memo responding to questions from Board member David Stein and two Power point presentations. Mr. Stein noted that he had requested a legal response to his questions. Attorney Knuff responded that the questions relate to Stamford's Zoning Regulations. There is no case law related to specific elements of Stamford's Zoning Regulations. Mr. Stein asked Attorney Knuff to find the most relevant cases to report at the next meeting. Attorney Knuff agreed.

Scott Pollack, Architect/Planner with Arrow Street, discussed the goals for the site emphasizing access to the property and the waterfront and relationship to the neighborhood. He discussed how the Davenport Street extension was eliminated to allow for expansion of the boatyard.

Chairman Mills and Mr. Stein asked for updated elevations. Mr. Morris asked about parking. Mr. Pollack commented that parking spaces are basically lost on Davenport Landing site and a mixed-use analysis will be provided by the applicant to demonstrate that parking is sufficient. Chairman Mills asked for clarification of elevation changes and proposed grading on the site. Ms. Gwozdzowski asked about public access along the waterfront in front of the proposed boatyard. Mr. Pollack stated that the applicant has responded to concerns expressed at previous public hearings by eliminating public access near the boatyard and increasing security for the proposed boatyard. The Board asked for copies of the slides presented by Mr. Pollack.

William Heiple, Engineer for Fuss & O'Neill, provided a presentation on changes to the boatyard layout; including an increase of approximately one (1) acre in land area (to 4.4 acres); updated winter storage plans at Magee; discussion of the paint booth; travel lift well dimensions; and changes to the boatyard building, which would increase from 22,000 sq. ft. to 25,740 sq. ft.

Chairman Mills asked if Davenport and Magee Avenues would be managed by the same operator. Attorney Knuff said "No".

Mr. Heiple noted that they have eliminated the road, the public walkway, the pier connection to Stamford Landing, and 42 apartments, and they have moved the apartment building closer to Southfield Avenue.

Chairman Mills asked that the applicant update their water storage table so that it includes all of the slips and spaces that would be available to boaters, not just some of them. He also stipulated that spaces be counted only if they are part of a legal agreement on the submitted plans. Mr. Heiple provided more detail on the design and operation of the paint booth. He also reviewed the dimensions for the new building. Mr. Mills questioned the dimensions of the boat storage/repair building and asked the applicant to verify that the dimensions are correct on the submitted plans and that they add up properly.

Jim Bronstein, The Hinckley Company, discussed dimensions of the building noting that the size of the masts will differ for the different boats that will be serviced. He discussed how the lifts could accommodate the full storage height proposed.

Mr. Heiple then reviewed changes to the Magee Avenue site including:

- a. Allowing boat repair and maintenance services to be performed.
- b. Adding modular structures to provide offices, restrooms, and storage for materials and equipment.
- c. Providing utilities.

Mr. Michaelson raised a point of order that this material is not related to a rebuttal; it's a new application. Discussion ensued. Chairman Mills polled the other Board members. It was determined the Board wanted to hear the rest of the presentation and then they would discuss how the changes should be addressed and how the public should be involved.

Mr. Heiple completed his presentation of how the Magee Avenue winter storage would be managed. Chairman Mills stated that he wanted one complete, comprehensive plan in order for this plan to be referred to other agencies. (Including plans, project narrative and supporting documents.)

Ms. Gwozdzowski asked if the applicant will improve the ramp at West Beach. Attorney Knuff responded - No, that's outside of the Applicant's control.

Attorney Freeman, in response to questions by Mr. Morris, discussed how the Magee Avenue boat storage would be managed. There was discussion about lighting. Mr. Freeman stated they were designing a use that would minimize the impact on surrounding residential neighbors.

Mr. Morris stated there are a small number of boats stored at Magee and he questioned why the applicant is proposing the maximum number of boats to be stored there. Mr. Freeman stated they are trying to demonstrate capacity. Chairman Mills asked questions about lighting of the facility.

(A break was taken at 9:55 p.m. Chairman Mills resumed the hearing at 10:15 p.m.)

Dave Goodman, CFO, The Hinckley Company, gave an overview of the Hinckley Company in a PowerPoint presentation. He explained how the company sells boats but also services boats along the east coast. He stated that most of the boats to be serviced in Stamford would be up to 45 feet in length, but they could handle up to 60 feet. He discussed other Hinckley operations at Southwest Harbor, MA; Portsmouth, RI; Oxford, MA; Stuart, FL; Naples, FL and Savannah, GA, etc. He discussed the various services offered by Hinckley that could be offered in Stamford as well. He summarized the facilities and capabilities they are proposing for Stamford. He discussed the services Hinckley can provide, noting that actual services provided in Stamford would be provided based on demand and customer needs.

Chairman Mills asked if Hinckley would have access to slips on the BLT property. Mr. Hinckley said, “yes, by verbal agreement.”

Fifty-five percent to 65% of revenues come from service. Ms. McManus asked if Hinckley had input on the design of the boatyard. Mr. Goodman said, “yes”.

Chairman Mills asked how long it would be before their business was profitable. Answer: about two years. Mr. Goodman anticipated they would have a strong business presence by the third year.

Ms. McManus asked about the size of the building and the design of the proposed outside storage on the Davenport Landing site. Mr. Goodman responded that they should be sufficient.

Mr. Michelson asked about rack storage. Mr. Goodman stated tht they have not operated in this type of facility before but he felt the design was efficient and workable. Dan Lockwood, Manager of the Portsmouth facility, discussed boats serviced - 50% Hinckley boats and 50% power and sail boats and explained how some indoor storage is cold and some is heated. Overall 30% sail vs. 70% power boats.

Mr. Cole asked about shared parking on the south side of the building. Mr. Goodman and Mr. Freeman explained that during the summer individuals from Stamford Landing could park on the Davenport site; access will be controlled. This facility could be a warranty center for Hinckley.

Ms. Gwozdziowski asked how long it takes to setup a new boatyard. Mr. Goodman stated they usually work with existing yards, so this would be a unique situation to create a new one in Stamford. He estimated it would take eight months to get it built.

Chairman Mills asked several questions about the timing of the construction and dredging in relation to the boatyard operation.

Attorney Knuff then introduced Jerry McDonough to respond to the review by MarineTec. He referred to his report from September 2, 2015 and MarineTec’s response of October 1, 2015. He stated that the proposed boatyard is well designed to meet current demands. He discussed specific comments by MarineTec and Bernello Ajamil. He discussed other marinas separated by a road.

Mr. Michelson asked if Mr. McDonough was familiar with Brewer's Marina. Answer: "yes". Chairman Mills asked why it was determined that Brewer's marina was not considered viable. Answer: a significant investment was required to rebuild bulkheads and make other improvements. Mr. Michelson asked why Mr. McDonough's assessment of Brewer's Marina and the Market Study was different than the opinions of Brewer's Marina, as presented by Rives Potts. Attorney Freeman commented that they would have to review the documents from Rives Potts and respond. Mr. McDonough then reviewed the registration information provided by the Connecticut Department of Transportation, which had an important bearing on the Market Study. Mr. Morris asked what his definition of the Stamford boating market is. Critical mass of boats was in the area from Greenwich to Norwalk.

There was discussion about market demands from New Jersey to Rhode Island. The board expressed concern that the 14-acre boatyard used to provide service to boat owners outside of Stamford and Mr. McDonough's study didn't encompass this market. Mr. Freeman responded that BLT is trying to design the boatyard to meet current Stamford boating market demands.

Chairman Mills asked the Board how they would like to address this revised proposal. Question: Is this a new application? Mr. Cole said, "no". He recommended that the applications be referred to OLISP, Planning Board and Harbor Management Commission. He feels that the hearing should be continued to allow comments from agencies. Attorney Reed Super, representing the Soundkeepers, will present on January 25th. Mr. Cole suggested the Board allow agencies 30 days to submit new comments. He thought the Board should ask for comments on specific applications that are referred to these agencies but allow them to comment on any of the applications.

Attorney Knuff offered to submit a comprehensive plan and background materials as requested by Chairman Mills.

Chairman Mills again asked how the three parts of the plan will be interrelated.

He reminded the applicant that the regulation calls for a replacement boatyard to be "equal or better" than the original. At the meeting on January 25th, the Board will hear from Attorney Reed Super.

Hearing will be continued to January 25th to allow Attorney Reed Super to make his presentation to the Board then the hearing will be continued to February 1st for continuation of the Public Hearing presentation. The hearing on the 25th will be held at 7:00 p.m. in the 4th Floor Cafeteria of the Government Center

## **REGULAR MEETING**

### **APPROVAL OF MINUTES:**

Minutes for Approval: January 4, 2015

The Board did not discuss or act on these minutes during this meeting.

### **PENDING APPLICATIONS:**

None.



**OLD BUSINESS:**

None.

**NEW BUSINESS:**

None.

Ms. McManus moved to adjourn the meeting at 11:40 p.m. seconded by Mr. Morris and the motion passed 5:0 (Mills, Michelson, Morris, Stein and McManus in favor).

Respectfully submitted,

Barry Michelson, Secretary  
Stamford Zoning Board