

**MINUTES OF THE ZONING BOARD
PUBLIC HEARING & REGULAR MEETING,
THURSDAY, SEPTEMBER 21, 2015, AT 7:00 P.M.,
ON THE 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 and David Killeen, Associate Planner.

Mr. Mills called the meeting to order at 7:09 pm. Chairman Mills announced that the Board needed to go into Executive Session.

A motion was made by Mr. Stein and seconded by Ms. McManus to go into executive session. The motion was approved 5:0 (Mills, Michelson, McManus, Morris and Stein).

A motion was made by Ms. McManus to come out of executive session and return to the regular agenda, seconded by Mr. Stein and the motion was approved 5:0 (Mills, Michelson, McManus, Morris and Stein) at 8:15pm.

PUBLIC HEARING

1. **Application 215-22 – ORCHARD K&G ASSOCIATES, LLC and CNT ASSOCIATES, Map Change**, Applicant proposes to change approximately 0.55 acres of property located at 17 and 21 Belltown Road, from R-7-1/2 to C-N in Block #215.
2. **Application 215-23 – ORCHARD K&G ASSOCIATES, LLC, 17 Belltown Road, Special Exception and Final Site & Architectural Plans**, requesting approval of Special Exception and Final Site & Architectural Plans to preserve the existing historic structure and construct two additional, attached dwelling units for a total of 6,580+/- s.f. (1,780 sf existing, 4,800 sf proposed), as well as related parking (6 spaces: 4 surface, 2 garage) and site improvements on 0.23 acres at 17 Belltown Road. Special Exception requests under Sections 7.3 for Historic Buildings and Section 7-K for setback requirements. Separate application filed for map change from R-7-1/2 to C-N.

Chairman Mills read the description of these two applications into the record. Mr. Michelson read the Planning Board referral letter into the record.

Attorney Jackie Kaufman for the Applicant, presented the applications to preserve a building dated 1875 and add two dwellings to the rear.

Mr. Stein asked why they needed to rezone to C-N? Attorney Kaufman said because they need a zone that permits multi-family. Mr. Stein expressed concern with rezoning residential to commercial. Mr. Cole stated the zone change was consistent with the Master Plan. Mr. Killeen suggested bringing a large copy of the plan to the next meeting.

Renee Kahn said she has reviewed the application for the Land Use Bureau and most of the original details have been stripped from the house. The Applicant plan is to restore these details based on local records. She supports the application.

Mr. Michelson asked if they would keep the cupola? Ms. Kahn said the HPAC doesn't like it so they are willing to omit it. Mr. Michelson asked if the units would be rented to more than 4 unrelated individuals? Attorney Kaufman said they will sell them as townhomes.

Mr. Mills asked if anyone from the public would like to comment.

Mary Ammon, 107 Upland, said she was concerned with permitted commercial uses. Will two spaces per unit be enough? Will there be traffic calming measures?

Sandy Menendez, 113 Upland Road, said she was concerned with parking and traffic calming.

Tony O'Shea, 9 Norman Road, said he was concerned with the transition to single family and overcrowding.

Attorney Kaufman submitted a letter of support from the owner of 21 Belltown.

Ms. Gwozdzowski asked what architectural materials would be used. Ravi Ahuja said they will use hardiplank siding and AZEK trim. They will use wood siding on the historic house.

Mr. Mills closed the public hearing on this application at 9:27pm.

3. **Application 215-24 – GRADE A MARKET COMMERCE ROAD LLC AND TWO HUNDRED – 240 SHIPPAN AVENUE, LLC, Text change**, to add a definition 74.3 for Personal Wireless Communication – Retail not to exceed 4,000 sf of retail space with a primary purpose to sell, rent and service personal and corporate communication services and products and add to Appendix A Table II under permitted use number 145.1 in the C-N, C-B, C-L, C-G, CC-N, C-I, C-S, CC-S, M-L and M-G zones.

Chairman Mills read the description of the application into the record. Mr. Michelson read the Planning Board referral letter into the record.

Attorney Capalbo presented an overview of the requested text change.

Ms. McManus asked if the text change was broad enough to include all pertinent zoning districts. Mr. Cole said yes.

Mr. Mills asked if anyone from the public would like to comment. There were none.

After a brief discussion, Mr. Mills closed the public hearing on this application at 9:35pm.

4. **Application 215-25 – CORNERSTONE APARTMENTS PROPERTY OWNER, LLC, 1425-1435 Bedford Street, Special Exception and Final Site & Architectural Plans**, requesting approval of Special Exception to construct a new sign at the property entrance and approval of final site and architectural plans to construct a new clubhouse accessory building of approx. 4,254 sf to feature a

fitness and game room including a bowling alley and outdoor pool and patio on a 4.65 acre property located in an R-H district.

Chairman Mills read the description of the application into the record. Mr. Michelson read the Planning Board referral letter into the record.

Attorney Amy Souchuns presented the application. She described the proposed sign and ZBA variance granted. She described the proposed clubhouse and ZBA variance. She distributed an updated landscape plan in response to the Staff report.

Mr. Mills asked if anyone from the public would like to comment. There were none.

After a brief discussion, Mr. Mills closed the public hearing on this application at 9:58pm.

6. **Application 215-26 – SHD GLENBROOK GARDENS, LLC & JOSEPH GALLUZZO & MARIA ISABELLA GALLUZZO, Text Change**, propose to amend Article III, Section 4-AA-11.3-h for the Village Commercial District by adding language to exclude basement space for ground floor commercial use not exceeding FAR of .1 from maximum floor area ratio calculation.
7. **Application 215-27 – SHD GLENBROOK GARDENS, LLC & JOSEPH GALLUZZO & MARIA ISABELLA GALLUZZO, 504 Glenbrook Road, Special Exception and Final Site & Architectural Plans**, requesting approval of Special Exception and Site & Architectural Plans to construct a mixed-use building with 2,251 sf of ground floor commercial space and 44 residential units with site and parking improvements and 5 BMR units, in a Village Commercial District.

Chairman Mills read the description of the application into the record. Mr. Michelson read the Planning Board referral letter into the record.

Attorney William Hennessey handed in the Certificate of mailing for the record and introduced Architect Nigel Marsh and Landscape Architect Eric Rains. Attorney Hennessey explained the text amendment and two special exceptions and presented an overview of the building plan. The plan has been modified to remove 2 spaces and add retail to equal 2,638 s.f. with a basement of 1,836 s.f. Attorney Hennessey described the outside garden at the north end of the building with a pergola and garden wall along Glenbrook Road frontage. There will be a small outside dining patio on the South Side. Attorney Hennessey presented samples of the building materials including cast stone and storefront on the first floor, brick on the second and third floors and stucco on the fourth floor. Nigel Marsh, Culpin & Woods Architect, described the windows planned.

Eric Rains, ASLA, ERLA, LLC, Landscape Architect, described the rail trail sidewalk with two street trees along Glenbrook Road.

Mr. Mills asked if anyone from the public would like to comment.

Christie Fountain, 35 Oakdale Rd, President of the Glenbrook Neighborhood Association, described the time spent working with the developer on the design. They feel more work is needed on the design.

Melanie Hollas, 41 Fairmont Rd, said she'd like to see the building extend to the property lines.

Mr. Mills asked for color rendering elevation drawings.

Mr. Morris asked for traffic information.

Mr. Michelson wanted to know how large the bedrooms and dens are.

Mr. Mills asked for specifications on the fences.

After further discussion, Mr. Mills continued the public hearing on this application to the next meeting scheduled for Monday, September 28, 2015 at 7:00pm on the 4th floor cafeteria.

Due to the lateness of the meeting, Mr. Stein requested tabling all the remaining agenda items to the next meeting. Mr. Mills reviewed what remained on the agenda and asked Staff to prepare draft conditions on the applications to be considered. Ms. McManus suggested that all members notify Mr. Killeen with any conditions they wanted to suggest for the pending applications.

REGULAR MEETING

PENDING APPLICATIONS:

1. Application 213-38 – Final Site & Architectural Plan and Coastal Site Plan Review (CSPR), WALTER WHEELER DRIVE SPE, LLC and THE STRAND/BRC GROUP, LLC, Requesting Final Site and Architectural Plans and Coastal Site Plan Review.

Mr. Mills asked if the Board had all the information needed. The consensus of the Board was yes; architectural plans and parking materials requested have been received.

The Board continued discussion of this application to the next meeting.

APPROVAL OF MINUTES:

The Board continued discussion of the minutes to the next meeting.

OLD BUSINESS

Greyrock Plaza Condominium Assoc. & 177 Broad Street Owner LLC: 127 Greyrock Place and 177 Broad Street (*request to terminate public access to the plaza*).

The Board continued discussion of this item to the next meeting.

NEW BUSINESS

Status Report on Strand v. ZBA Boatyard Court Case and Boatyard Consultant Contract

The Board continued discussion of this item to the next meeting.

ADJOURNMENT

There being no further business, a motion was made to adjourn the meeting at 11:30pm by Mr. Stein, seconded by Mr. Michelson and the motion carried 5-0.

Respectfully submitted,

Barry Michelson, Secretary
Stamford Zoning Board