

**MINUTES OF THE ZONING BOARD REGULAR
MEETING, MONDAY, MAY 2, 2016, AT 7:00 P.M.,
4th FLOOR, CAFETERIA, GOVERNMENT CENTER
BLDG., 888 WASHINGTON BLVD., STAMFORD, CT**

Present for the Board: Thomas Mills (Chair); David Stein (Secretary), Joanna Gwozdzowski, William Morris, Roseanne McManus and Sandra Dennies (Alternate). Present for Staff, Norman Cole, Land Use Bureau Chief,

Chairman Mills called the meeting to order at 7:05pm

REGULAR MEETING

Organizational Meeting – Election of Officers

Mr. Morris moved to nominate Mr. Stein as Secretary, seconded by Ms. McManus and unanimously approved, 5 to 0 (Mills, Gwozdzowski, Morris, McManus and Stein).

Ms. McManus moved to nominate Mr. Mills as chairman, seconded by Mr. Morris and unanimously approved, 5 to 0 (Mills, Gwozdzowski, Morris, McManus and Stein).

APPROVAL OF MINUTES:

Minutes for Approval: April 11, 2016

Mr. Mills seated Ms. Dennies. After a brief discussion, Mr. Stein moved approval of the minutes as submitted, seconded by Ms. McManus and carried unanimously on a vote of 4 to 0 (Mills, Stein, Gwozdzowski and Dennies).

PENDING APPLICATIONS:

1. **APPL. 216-01 – CITY OF STAMFORD –Zoning Board** –Amend Signage

Mr. Cole presented a mockup of a sample sign. General discussion of the text ensued. Mr. Stein recommended that the sign contain the application number. Ms. Dennies suggested that the sign state, “for information or to review plans, contact: (property owner, Applicant, phone #, or Stamford Land Use Board, phone #” The Board tabled further discussion of the application.

OLD BUSINESS

1. **APPL. 212-14 & 212-15 Applications of STAMFORD HEALTH SYSTEM, INC. & THE STAMFORD HOSPITAL** requesting 1) Modification of the General Development Plan to demolish an approximately 10,000 square foot existing building, convert a green roof

to Floor Area and reconfigure parking and site improvements & 2) Approval of Site Plans/Requested Uses related to Phase II of the hospital redevelopment to include completion of the approximately 560,000 square foot Specialty Building, demolition of approximately 46,000 square feet of existing buildings and associated parking and site improvements. The property is located at 30 Shelburne Road in the HCDD zoning district (Hospital Complex Design District). (*Modification of General Development Plan/Final Site Plan*).

Chairman Mills read the request into record.

Attorney Bill Hennessey explained the application history, Zoning Board approvals and conditions. He explained the current request to amend the General Development Plan and Final Plans. The matters remaining to be acted upon by the Board include site plan changes around the loading dock, revised landscaping plans and request to use a portion of the Tandet building for staff offices. About 28,000 square feet of the Tandet building would be in use, including 16,500 for offices of hospital staff and 12,900 for Sacred Heart University, leaving about half the building vacant. Revised landscaping along West Broad Street will preserve a 25' buffer, ranging from 26' to 37'. The site plan has three entrance/exits – the former Shelburne Road, the South Entrance and the North Entrance. The traffic light at North Entrance has been down since a storm in 2011 and will be reinstalled by the City. The hospital is coordinating with the City to re-install the traffic light and will stripe dedicated left turn lanes, but with no change in the curb to curb distance.

Mr. Cole commented on the proposed lighting plan and asked that measures be taken to control the spillage of light onto the front yards of residences on the north side of West Broad Street.

Alex Hart, project landscape architect, explained the planting plan along West Broad Street. They plan involves removing and transplanting the existing evergreens and replanting to create a mix of deciduous and evergreen trees, with flowering trees and lower shrubs, bounded by a metal picket fence adjacent to the parking areas. Many of the existing mature trees will be saved. Mr. Hart presented renderings of the West Board Street landscaping and said that the goal was to balance screening and visibility for security.

Mr. Mills asked if the sidewalk on the south side of West Broad Street would have adequate light? Ms. McManus commented that lighting of the sidewalk was really a City issue.

Mike de Milt, President Hubbard Heights Association, said that they were satisfied with the landscaping but had concerns with traffic and parking and wanted to be kept informed of any changes on the hospital property. He said that overflow parking into the neighborhood is a problem. The resident permit parking program has been suspended. The hospital will continue to grow over time because they have a number of vacant or under-used buildings.

Rebecca Shannonhouse testified that she was concerned with the traffic and parking issues.

Vicky Zacharewicz, 239 Hubbard Avenue, said that she was concerned with traffic and accidents, cut through traffic and speeding through the neighborhood.

Attorney Hennessey explained that the hospital has added 363 parking spaces and is still studying locations for a garage in the future.

Attorney Feinberg commented that the Zoning Board approval required the hospital to submit a traffic and parking utilization study six months after the hospital is fully open.

Further discussion was tabled.

Chairman Mills called a 10 minute recess, and called the meeting back to order at 9:30 pm.

2. **Application 210-15 Modification and 210-16 Modification – HP GATEWAY LAND I, LLC, 400 and 440 Washington Boulevard, Amended General Development Plan (GDP), Special Exception, Amended Final Site & Architectural Plans and Coastal Site Plan Review, (Request for extension of time).**

After a brief discussion a motion was made by Mr. Stein to grant the one year extension, seconded by Ms. McManus and carried on a vote of 5 to 0 (McManus, Mills, Gwozdzowski, Stein, Morris)

3. **Application 216-06 – SUNRISE SENIOR LIVING, 251 TURN OF RIVER ROAD,** requesting administrative approval of site plan modification to approve the reuse of a site as parking. This site maintained a preexisting house which has since been demolished. (*Modification of approved site plan – (ZB Appl. 98-012)*)

After a brief discussion, a motion was made by Ms. McManus to grant the modification request subject to the recommendations from EPB and Engineering, seconded by Mr. Stein and carried on a vote of 5 to 0 (Stein, Morris, Mills, Gwozdzowski, McManus).

4. **Administrative review of signage, Steven and Alexandra Cohen Foundation, 72 Cummings Point Road.** (*Continued from April 11, 2016 meeting*)

Mr. Mills seated Ms. Dennies. Attorney Feinberg explained that there was no issue classifying the “sculpture” as a sign and that it still complies with IPD signage standards. One sign is 15 square feet and the other is 48 square feet.

A motion was made by Ms. Dennies to approve the two signs, seconded by Ms. MsManus and carried on a vote of 5 to 0 (Dennies, McManus, Mills, Stein, Gwozdzowski).

5. **Administrative review of signage, Harbor Point Development, 100 Washington Blvd – S-2 garage.** (*Continued from April 11, 2016 meeting*)

Mr. Cole noted that this application was not ready for decision. The matter was tabled.

NEW BUSINESS

1. **CSPR-990 – ANDREE KAMINSKY, 3 Weed Circle**, proposal to raise the existing 2,002 sf home above the flood hazard elevation, remove the existing basement, raise the garage and driveway, add a small addition to an existing bedroom and increase the stairs to access the building on .42 acres in an R-7-1/2 district within a coastal flood hazard zone.

Mr. Morris asked about drainage impact and Brett Holzworth, PE, Redniss & Mead, explained that a short section of driveway would be pitched to run to the street and that a catch basin would be added to collect this water.

A motion was made by Ms. McManus to approve CSPR 990 subject to EPB conditions, seconded by Ms. Stein and carried on a vote of 5 to 0 (Morris, Stein, Mills, Dennies, Gwozdzowski).

OLD BUSINESS

2. **Application 213-20 – CCMCR HS 700 CANAL STREET, LLC; CCMCR HS 850 CANAL STREET, LLC; CCMCR HS 880 CANAL LLC; CANAL STREET HARBOR SQUARE, LLC, Special Exception, Site & Architectural Plans and/or Requested Uses and Coastal Site Plan Review**, to construct a small addition to the existing lobby at 700 Canal Street and to remove a percentage of an existing two-story building at 860 Canal Street and to permit the adaptive reuse and restriping of parking areas located on properties known as 700, 850, 860 and 880 Canal Street in the C-WD zone to create organization, conformity and safety improvements to existing buildings covering approximately 7.9 acres with various uses. Applicant requests Special Exceptions to continue existing uses, add the proposed lobby addition and reduce or waive the parking standards associated with all properties.

Ms. Stein made a motion to approve adding the item to the agenda, seconded by Ms. McManus and approved 5 to 0.

Attorney Hennessey explained that they were requesting another one year extension of time to re-establish the 15 slip marina and gas dock. The site improvements and public access improvements are complete (photos provided). 860 Canal Street building is still vacant. The marina was supposed to be re-opened unless infeasible. Att. Hennessey explained that leaking fuel tanks needed a DEEP waiver to delay remediation. A similar one year extension was granted by the Zoning Board in 2015.

A motion was made by Mr. Stein to grant the one year extension, seconded by Ms. McManus and carried on a vote of 5 to 0 (McManus, Mills, Morris, Gwozdzowski, Stein).

OLD BUSINESS

APPL. 212-14 & 212-15 STAMFORD HEALTH SYSTEM, INC. & THE STAMFORD HOSPITAL

A motion was made by Ms. McManus to transfer the office employees to the Tandet Building, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, McManus, Mills, Gwozdzowski, Morris).

A motion was made by Mr. Stein to approve the lighting plan, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, McManus, Mills, Gwozdzowski, Morris).

Mr. Mills expressed concern that there would be inadequate lighting of the sidewalk on the south side of West Broad Street. Ms. McManus said this was a City issue. A representative of the hospital pointed out that their plan included security cameras and patrols. Mr. Stein said that he didn't think it was the Hospital's responsibility. Ms. Dennies agreed that it was a City responsibility. Attorney Hennessey said that the hospital would agree to let the City trim their trees to maintain adequate lighting.

A motion was made to approve the landscaping plan, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, McManus, Mills, Gwozdzowski, Morris).

Meeting Calendar

Pam Koprowski, Hospital Public Relations, invited the Zoning Board to tour the site. By consensus it was agreed to conduct a site inspection at 4:30 pm, May 23, 2016. This will need to be noticed as part of the Zoning Board agenda for that evening.

The Zoning Board agreed to cancel the meeting scheduled for May 9, 2016 and schedule a special meeting on May 24, 2016 to continue the boatyard public hearings. The May 23, 2016 meeting will be used to review other pending business.

ADJOURNMENT

Ms. McManus moved to adjourn the meeting at, seconded by Mr. Stein and unanimously approved, 5 to 0. The meeting was adjourned at 10:50 pm.

Respectfully submitted,

David Stein, Secretary
Stamford Zoning Board

ZB-PH050216