

**MIMINUTES OF THE ZONING BOARD
REGULAR MEETING, MONDAY, APRIL 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); David Stein (Secretary), Joanna Gwozdzowski and Sandy Dennies. Present for staff: Norman Cole, Land Use Bureau Chief,

Chairman Mills called the meeting to order at 7:08p.m. and welcomed Sandy Dennies who has been appointed as an alternate member of the Zoning Board.

Chair Mills also announced that at the next Board meeting (April 25, 2016) there will be an election of officers.

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: March 28, 2016

After brief discussion Ms. Gwozdzowski moved approval of the minutes as submitted, seconded by Mr. Stein and carried unanimously on a vote of 3 to 0. (Mills, Stein, Gwozdzowski).

PENDING APPLICATIONS:

1. **Application 216-04 –CITY OF STAMFORD –Zoning Board – Text change**

Mr. Cole reviewed the changes in the revised draft regarding parking management and BMR standards. Mr. Stein suggested additional language to clarify the BMR standards. Following further, Mr. Stein moved to approve the application 216-04 based on the revised draft, as amended by the Board. Ms. Gwozdzowski seconded the motion which carried unanimously on a vote of 3 to 0 (Mills, Stein, Gwozdzowski). The approved text amendments to read as follows:

TO AMEND ARTICLE III TO ESTABLISH A NEW SECTION 7.8, to read as follows:

SECTION 7.8 DORMITORY HOUSING

1. Purpose. The purpose of this provision shall be to promote and regulate the development of privately owned dormitories (definition #28.5) to provide student housing at off-campus locations to serve educational institutions without being owned by the educational institutions, to serve student population needs without impacting neighborhood character and to increase the economic impact of students in the community without further impacting housing availability for non-student residents of the City of Stamford.

2. Location. The dormitory site shall be located within one-half mile of the campus of the institution it serves and in one or more of the following zoning districts: CCN, CG, MXD, MRD, RH or RMF.

3. Operations & Management. Dormitories developed by private for –profit organizations must meet operation and management standards substantially similar to those typically provided by the primary institution it serves, subject to the Zoning Board approval of an operations and management plan. At a minimum, the operations and management plan shall address the following:

- a. On-site management staff to provide security, property management and support services programming and oversight of student conduct.*
- b. Designation of a staff member to serve as community liaison with direct interaction with institutional security and city police.*
- c. A policy defining resident responsibilities and behavioral expectations as well as response to policy infractions.*

4. Development Standards. Dormitories shall be subject to the residential standards of the underlying zone, with four (4) dormitory beds equivalent to one (1) dwelling unit, and shall comply with the floor area, height, bulk and yard standards of the zoning district wherein located.

- a. Usable Open Space. In consideration of site-specific characteristics including proximity to existing and/or planned public parks and open space, interior tenant amenities, campus amenities and other mitigating factors, usable open space shall be provided on site, with the amount, location, and design of such open space subject to determination and approval of the Zoning Board.*
- b. Vehicle Parking. Parking shall satisfy the residential parking standards, including parking reduction options, of the zoning district wherein located. For parking purposes, a dormitory room with six (6) beds shall be considered a three (3) bedroom unit, a dormitory room with four (4) beds shall be considered a two (2) bedroom unit, a dormitory room with two (2) beds shall be considered a one (1) bedroom unit and a dormitory room with one (1) bed shall be considered a studio unit. Required parking shall be located within 500 feet of the building served or alternately may be located on the campus of the educational institution.*

A Special Exception application for Dormitory Housing shall include a Parking Management Plan with consideration of the expected occupancy, the potential for overflow parking demand, the site location, proximity to offsite public and/or private parking infrastructure, potential for shared use of spaces, convenience to mass transit, and other urban factors that mitigate parking demand to the satisfaction of the Zoning Board.

- c. Bicycle Parking. Bicycle parking shall be provided at the rate of one (1) space per ten (10) residents with 80% of bike spaces being long-term spaces.*

- d. *Below Market Rate Housing. There shall be no below market rate (BMR) requirement for a dormitory use, provided that the BMR standards of the underlying zone shall apply on a pro-rata basis when all or a portion of dormitory use of a building ceases and residential use is established. When a building with residential use is converted to dormitory use the BMR requirement shall continue to apply to the remaining residential use on a pro-rata basis. Dormitory conversion of a residential building utilizing bonus density earned by providing additional on-site BMR units (“bonusable BMR units”) shall be required to establish off-site BMR units, or make a fee-in-lieu payment or other alternative method of compliance (see §7.4-C-4) to compensate for the number of bonusable BMR units lost.*

TO AMEND ARTICLE II, SECTION 3, DEFINITIONS, TO ADD NEW DEFINITIONS FOR “DORMITORY” AND “COLLEGES & UNIVERSITIES”, to read as follows:

(NEW) 28.5. Dormitory: A building or portion thereof, arranged, intended, designed or converted to be used as a place of temporary residence for persons whose permanent residents is elsewhere, who occupy common sleeping rooms and share related facilities and are enrolled at an accredited college, university, boarding school, theological school or comparable educational institution; provided that said dormitory is controlled or managed by said educational institution and complies with the standards of Article III, Section 7.8 of these Regulations. A dormitory does not include residences utilized by fraternities or sororities or clubs and lodges.

(NEW) 25. Colleges and Universities: Any building, structure and/ or land principally and regularly used by teachers and students for instructional and educational purposes, at the post-secondary level, which is not under the direct supervision and control of the Stamford Board of Education and which is licensed by the State of Connecticut, or which is administered by an accredited educational institution or a bona fide religious institution. “Colleges and Universities” shall include land used for recreational purposes as an adjunct to the principal instructional or educational use and any dormitories connected with such schools, but excluding fraternities and sororities and excluding vocational or secretarial schools.

TO AMEND ARTICLE II, SECTION 3, DEFINITIONS BY DELETING DEFINITION #25 “Colleges and Dormitories”, and DELETE line from Appendix A, Table One.

RELATED AMENDMENTS

(ADD) a new line 17.5 entitled “Dormitory” to Appendix A, TABLE One, with the note “see Section 7.8”, and permit by Zoning Board Special Exception in the CCN, CG, RH and RMF districts by placing a “B” in the appropriate columns.

(ADD) “Dormitory” as a permitted use within the MXD DISTRICT by adding the following to Section 9-AAA-2(a): “Dormitory (subject to Section 7.8)”

(ADD) a new line 16 entitled “Colleges and Universities” to Appendix A, Table One, and permit by Zoning Board Special Exception in CL, CI, CG, RMF and RH districts by placing a “B” in the appropriate columns.

(ADD) “Colleges and Universities” as a permitted use in the following designed districts: MXD, HTD, IPD.

AMEND permitted uses in the Village Commercial District (VC) by deleting “Colleges and Dormitories” and adding “Colleges and Universities”.

AMEND permitted uses in the CSCD District by deleting “Colleges and Dormitories” and adding “Colleges and Universities”.

2. Application 216-01 – CITY OF STAMFORD –Zoning Board – Text Amendment

Mr. Cole presented a revised draft of the text amendment. Board members suggested changes in the draft to allow a sign to be attached to a building, to include on the sign a contact name and phone number for the applicant, and other clarifications. The Board requested staff to prepare a mockup of the sign for consideration at the next meeting. Further discussion on the application was tabled to the next meeting.

OLD BUSINESS

1. **Application 214-05 - RB STAMFORD ASSOCIATES, LLC** To approve a mixed-use development with 672 residential units, a public café, indoor and outdoor community amenity space, resident parking area located below the building and other site improvements. The site, “Urban Renewal Plan Parcel 38A & 38B” (also known as “the hole in the ground”), is located at the northeast intersection of Greyrock Place and Tresser Boulevard and consists of 4.32 acres.
(Request for time extension).

Chair Mills read the request for a one-year time extension for the record. Mr. Cole stated that this was their second request for an extension and that they have submitted a performance bond for traffic improvements on Greyrock Place and appear ready to start construction.

A motion was made by Mr. Stein to grant the one year extension, seconded by Ms. Gwozdzowski and carried on a vote of 3 to 0 (Mills, Stein, Gwozdzowski).

- 2.. **Applications- 208-28 – METRO GREEN, BBSF LLC, FINAL Site & Architectural Plan, 669 Atlantic Street**, requesting final approval of a 325,000 square foot office tower 230 feet in height and 792 office parking spaces with associated structured parking, utilities, landscaping and streetscape improvements.
(Requesting approval of a revised architectural elevations plan).

Mr. Mills seated Sandy Dennies. David McCarthy, representing the applicant BBSF LLC (Metro Green) explained their request to modify the color scheme and detailing of the architectural façade. Mr. Stein asked if the building would be LEED certified. Mr. McCarthy replied yes. A motion was made by Sandy Dennies to approve the revised changes to facade, seconded by Mr. Stein and unanimously carried on a vote of 4 to 0 (Dennies, Mills, Stein, Gwozdzowski)

NEW BUSINESS

1. Steven and Alexandra Cohen Foundation, 72 Cummings Point Road, review of signage.

Attorney Bill Hennessey described the proposal as one sign at the entrance on the south side of the building and one “sculpture” to be located on the north side of the building adjacent to Gate House Road. Discussion ensued as to whether the installation should be classified as artistic sculpture or as a sign, and the potential precedent implications. The definition of “sign” was reviewed. The Board asked if the letters and heart comprising the “sculpture” were also used as the company’s logo. Attorney Hennessey agreed to research this question and further discussion was tabled.

2. Harbor Point Development, 100 Washington Blvd. S-2 Building. Administrative review of signage.

Mr. Cole noted that Attorney Freeman was not able to attend the meeting and asked that he present and describe the proposed sign. The sign is a vertical pylon sign proposed to be located at the northwest corner of Washington Boulevard and Pacific Street to direct the public to parking in the garage of the S2 building. The Board questioned whether the sign conformed to SRD-S standards and asked staff to confirm the size of the sign, intended orientation, corner visibility, and whether the bottom of the sign represents a hazard to pedestrians. The Board also asked that the applicant provide a perspective rendering to help evaluate the appearance of the sign. Further discussion was tabled.

ADJOURNMENT

Ms. Dennies moved to adjourn the meeting at 8:57pm, seconded by Ms. Gwozdzowski and the motion passed 4 to 0 (Dennies, Mills, Stein, Gwozdzowski)

Respectfully submitted,

David Stein, Secretary
Stamford Zoning Board