

**MINUTES OF THE ZONING BOARD
PUBLIC HEARING & REGULAR MEETING,
MONDAY, MARCH 28, 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), William Morris, Joanna Gwozdzowski, Roseanne McManus. Present for staff: Norman Cole, Land Use Bureau Chief,

Chairman Mills called the meeting to order at 7:10 p.m.

PUBLIC HEARING

1. **Application 216-04 – ZONING BOARD, CITY OF STAMFORD, Text change**, new definition and standards for Dormitory housing, to be permitted by special exception in the CCN, CG, MXD, MRD, RH and RMF zoning districts, for properties within one-half mile of the campus of the institution served. Related amendments delete the current definition for “Colleges and Dormitories” and establish a new definition for “Colleges and Universities”.

Chairman Mills opened the hearing and Mr. Stein read the Planning Board referral comments for the record.

Mr. Cole presented the application and responded to questions from the Board regarding parking and below market rate housing requirements. Mr. Cole commented that overflow parking could be addressed at the time of the special exception application. Mr. Stein noted that a parking management plan could be made a requirement. There was general discussion about whether dormitory projects should be exempted from all BMR requirements, particularly if they had been designed as residential buildings that benefitted from zoning bonuses for providing BMR units. Mr. Cole pointed out that none of the sites being considered for dormitory housing were occupied residential building containing BMR units. It was agreed that the regulation should state that upon expiration of a dormitory use and conversion to residential apartments, that the BMR standard would apply.

Robert Corbett, UCONN representative explained that UConn was still reviewing the responses to their RFI and understood that the selected property would need to receive a special exception under the proposed regulations. He said that 35% of freshmen and sophomores had expressed interest in living on campus. He noted that currently available market rate housing choices are quite expensive. He said that he supported the proposed text amendment.

Ms. McManus, asked how large the UConn garage was and whether it could accommodate overflow parking.

M, Corbett replied that they garage had 1,100 spaces and that 700 spaces are currently rented, principally to Stamford Hospital.

Chairman Mills, asked whether the dormitory students would have a parking pass to use the garage.

Mr. Corbett replied yes.

Ms. Gwozdziowski asked if the purpose of the dormitory was to provide housing targeted to freshman and sophomores

Mr. Corbett replied yes, that they expected to be three-fourths of the dorm occupants.

Chairman Mills closed the public hearing at 7:48pm

Mr. Morris moved to change the order of the agenda, seconded by Ms. McManus, and carried on a vote of 5 to 0. (Mills, Morris, Stein, McManus, Gwozdziowski).

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: March 14, 2016

A motion was made by Mr. Morris to approve the minutes as submitted, seconded by Ms. Gwozdziowski and carried on a vote of 5 to 0. (Mills, Morris, Stein, McManus, Gwozdziowski).

PENDING APPLICATIONS:

1. **CSPR 1004 – STEWART & RACHAEL SHANLEY, 89 SADDLE ROCK ROAD,** Proposal to reinforce an existing wall that was rebuilt after storm damage. Property is located in the CAM Boundary.

After a brief discussion, Mr. Morris moved to approve the application subject to conditions recommended by EPB staff, seconded by Mr. Stein and carried on a vote of 5 to 0. (Mills, Morris, Stein, McManus, Gwozdziowski).

Mr. Morris moved to return to the regular agenda, seconded by Mr. Stein carried on a vote of 5 to 0. (Mills, Morris, Stein, McManus, Gwozdziowski).

PUBLIC HEARING (continued from March 14, 2016)

1. **Appl. 215-02 – THE STRAND/BRC GROUP, LLC, Text change,** to Amend SRD-S regulations to increase permitted non-residential (FAR) from 0.20 to 0.23.

2. **Appl. 215-03 – THE STRAND/BRC GROUP, LLC, Washington Blvd./Bateman Way, Amend GDP**, to amend the General Development Plan (GDP) for Harbor Point 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 amending the wording of Condition #7.
3. **Appl. 215-04 – SOUTHFIELD PROPERTY, LLC, Text change**, to Amend DWD 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**, to amend the Zoning Map to change from CWD to DWD for 8.15 acres of property known as Stamford Landing and identified as 46, 62, 68 and 78 Southfield Ave.
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**, to construct 261 units of housing and boatyard and marina with public access uses on 13.4 acres in a DW-D zone.
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**, to construct 261 units of housing and boatyard and marina with public access 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.

Attorney John Freeman, BLT General Counsel, presented and explained BLT’s response to the Zoning Board’s list of Issues and Deficiencies for the boatyard applications. His presentation followed the organization of his memo dated March 23, 2016.

205 Magee Avenue

#1 Att. Freedman, said that they were working with Ernie Orgera and the Engineering Bureau to identify improvements needed to the West Beach boat ramp. He said that the City advised that it wanted a water depth of -2’ at low tide. Mr. Mills asked if BLT would do the work, to which Attorney Freeman replied yes. Mr. Stein said that the Board’s request included adding a second floating dock on the south side of the ramp. Att. Freedman said that Mr. Orgera had not asked for the additional dock.

- #3 Hydraulic trailer – OK
- #4 Security Lighting & fencing –OK
- #5 Power wash and shrink wrap services – OK
- #6 Long Term Lease to Operator - Hinkley will execute a 30 year lease and operate.

Davenport Landing

- #2 Additional Slips to launch/haul – OK. See drawing CS-123.
- #5 Increased setback of fence from Selleck– OK.
- #6 Increase width of travel lift to twenty-four feet. – OK

14 Acre Property

- #1 Add slips to east side – OK. The slip count will be increased to 242. Mr. Mills asked if the layout provided 11,875 linear feet of dockage. Att. Freeman said that he was not sure and that they would check and report this figure.
- #2 Reconfigure work docks – OK. They have been reconfigured as mega docks.
- #4 Reconstruct wave fences – OK.
- #5 Reconfigure Slips to handle larger boats – See #4. BLT will apply for a “BIG” grant.
- #8 Dedicate public access parking – OK. Five (5) public access spaces have been designated. Mr. Morris asked if marina parking was restricted, and Att. Freeman replied yes, but could be used by the public in the off-season.
- #9 Retain marina support facilities – OK. These will be permanently incorporated into any final development.
- #10 Screen remediation areas – OK
- #11 Complete land swap with Ponus – OK.

Att. Freeman then described the changes in the site plans for Davenport, the 14 Acre site and 205 Magee Avenue.

He said there were several items that required further clarification from the Zoning Board.

205 Magee Avenue

- #2 Construct a 12,000 sq. ft. building. Att. Freeman said that Hinkley doesn't see any current need for building larger than 800 sq. ft. They would like to test the market demand before committing to a larger building. Mr. Mills asked how Hinkley could add a building later. Att. Freedman said they would request to renegotiate the lease.

Davenport Boatyard

- #1 Move marina parking – Att. Freeman said that Hinkley was satisfied with the current location adjacent to the waterfront. Mr. Cole pointed out that the Board's consultant, MarineTec, wanted the parking away from the waterfront and fenced off to maintain security in the boatyard.

#4 Restore public access along waterfront – Att. Freeman said that they had remove the public access at the direction of MarineTec, and that BLT would prefer to invest in public access improvements at Boccuzzi Park. Mr. Cole asked how much BLT would save by eliminating the public access boardwalk feature. Ms. Gwodziowski said that she would prefer keeping the public access along the waterfront. Mr. Mills commented that the boardwalk would also provide a convenient connection for boat owners walking to their boats.

#3 Lease to permit right to construct additional buildings – Att. Freeman commented that this was not necessary, that the lease could always be renegotiated.

14 Acre Property

#3 Provide a gas dock at southwest corner – Att. Freeman said that Hinkley feels there is not enough demand to support two gas docks. Mr. Mills asked whether Hinkley could operate both. Att. Freeman replied that this is not economic and that the Davenport site has a much wider channel to support boat maneuvering. Mr. Morris said he was concerned with congestion and that the predicted shift towards more powerboats will generate more demand for fuel.

#6 Three Acre Park – Att. Freeman introduced alternate language as a GDP condition that would state that “...the Zoning Board may require a major public destination be part of the proposal, in the form of public space, public access and related amenities along the waterfront.”

#7 Pedestrian connection to Kosciuszko Park – Att. Freeman presented alternate language stating, “...Any final plan...shall include a pedestrian connection to Kosciuszko Park...”

Mr. Stein suggested that #6 should be modified to replace “may include” with “would include” Att. Freeman disagreed and said that “major public destination” was hard to define but that without a final site plan it was not possible to commit to a specific number of acres. Mr. Stein and Ms. Gwozdziowski both said that the condition should read “will include”. Att. Freeman agreed. Mr. Mills commented that if a numerical standard is stated, that the Zoning Board can always modify the GDP when a final development plan is under review.

Mr. Morris commented that it was hard to believe that Hinkley was satisfied with an 800 sq. ft. repair building at 205 Magee.

Chairman Mills called a recess at 8:45pm and called the meeting back to order at 9:00pm

Mr. Cole read into record a memo dated 3/28/16 requesting that BLT reconstruct the intersection of Southfield/Selleck/Greenwich and construct a new sidewalk along the east side of Davenport Street, for an estimated cost of \$1.75 million. Att. Freeman considered this request but said that BLT did not agree to it.

Chairman Mills asked when BLT would be able to submit a complete revised application. Att. Freedman said they could file revised plans by Friday, April 1, 2016.

Mr. Stein encouraged him to reconsider the off-site improvement request.

Chairman Mills announced that the public hearing would be continued to May 16, 2016, 7pm, 4th floor Cafeteria, Government Center Building.

ADJOURNMENT

Chairman Mills adjourned the meeting at 9:35pm

Respectfully submitted,

David Stein, Secretary
Stamford Zoning Board

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