

**MINUTES OF THE ZONING BOARD REGULAR MEETING,
MONDAY, MAY 23, 2016 AT 4:00 PM (SITE INSPECTION
STAMFORD HOSPITAL) AND PUBLIC HEARING AND
REGULAR MEETING ON MONDAY, MAY 23, 2016 AT 7:00PM,
4th FLOOR, CAFETERIA, GOVERNMENT CENTER BLDG,
888 WASHINGTON BLVD., STAMFORD, CT**

SITE INSPECTION: STAMFORD HOSPITAL

Present for the Board: David Stein (Acting Chair), Joanna Gwozdzowski, William Morris and Sandra Dennies (Alternate). Present for Staff, Norman Cole, Land Use Bureau Chief, and Vineeta Mathur, Associate Planner

Acting Chairman Stein called the meeting to order at 4:30 pm. The Board proceeded to tour the new bed tower building under construction. Acting Chairman Stein adjourned the meeting at 6:00 pm.

PUBLIC HEARING

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, and Vineeta Mathur, Associate Planner

Chairman Mills called the meeting to order at 7:11pm

Appl. 216-07 – STAR PARTNERS – FRANKLIN STREET – Text Change, to amend Section 9-AAA-4-a-ii (MX-D Infill) regarding minimum parcel size and floor area ratio.

Appl.216-08 – STAR PARTNERS, LLC – FRANKLIN STREET – Map Change, to change to MX-D approximately 0.3 acres on the east side of Franklin Street

Appl. 216-09 – STAR PARTNERS, LLC – FRANKLIN STREET, General Development, Final Site, Special Exception and Architectural Plans, requesting approval for a 13-unit multi-family building with associated parking, amenities, landscaping and drainage facilities, in the MX-D Zone.

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

Ray Mazzeo, Redniess & Mead, presented the application and responded to questions from the Board members. Mr. Morris asked why the MX-D infill parcel size had been reduced to 20,000 square feet. Rick Redniess explained the history of the MX-D zone and its purpose to promote residential development of parking lots on Franklin Street. Mr. Mazzeo presented a map showing properties that would be eligible for MX-D rezoning if the 10,000 square foot parcel standard was adopted, with and without the requirement that the land abut other MX-D zone property. He also explained the requested special exceptions and handed out a written response

to comments in the staff report. Mr. Mazzeo explained that trash would be rolled out to the street for pick up. Larry Davidoff provided further details of the trash pickup plan and said that recycling would be separate in totters.

Ravi Ahuja, project architect, presented architectural plan and answered Board members questions. Ms. McManus asked if the BMR unit would be a 2-bedroom unit and Mr. Ahuja replied yes. Mr. Stein asked if the site plan would work at a parking ration of 1.25/ unit. Mr. Redniss replied yes, but it would require moving the trash location to the southeast corner of the property. There was further discussion of how the trash containers could be relocated to create an additional parking space. Mr. Stein requested that a copy of the text amendment be emailed to him.

Chairman Mills called for comments from the public, but there were none.

Chairman Mills polled board members whether they preferred a parking ratio of 1.25/unit with relocation of the trash and the consensus was yes.

Chairman Mills closed the public hearing at 8:10 pm.

Appl. 216-10 – Empire West Avenue, LLC, 220 West Avenue, 18 Piave Street and 143 Leon Place, Special Exception and Site /Architectural / Requested Use Plans, to construct a 30 unit multifamily development on a 45,899 sq. ft. lot, zoned RMF. Also, requesting a Special Exception under section 7G to allow the height of the perimeter walls and frame to exceed 6 feet.

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

John Pugliese, P.E., presented the site plan and answered Board member questions. Mr. Pugliese handed out plans revised to show 33 units, with three on-site BMR units. He requested that the public hearing be continued to refer new special exception to the Planning Board. Chairman Mills requested 18" x 24" prints be provided. Mr. Stein discussed the Fire Marshal's concerns with emergency vehicle access. Mr. Stein commented that the preschool play area needed more detail which Mr. Pugliese agreed to provide. Mr. Norman Cole noted that per the Zoning Regulations BMR units should be similar in size to the market rate units.

Chairman Mills called a brief recess at 9:00 pm and called the meeting back to order at 9:10 pm.

Chairman Mills called for comments from the public.

Lori Brown asked if the new residents would park on Piave Street and said that snow plowing of the street has been a problem.

Cynthia King, 7 Piave Street, asked if the project would provide visitor parking and noted that her development didn't have any. She complained that the City has never fixed the sidewalks or repaved the streets.

Charlees Ramsey, 60 Aberdeen Street, comment that there are traffic problems on West Avenue.

Hector Gonzalez ,194 West Ave, said that the City's neighborhood parking program has been suspended and that the proposed project will impact on-street parking. People will rent out rooms to afford the price, creating additional cars.

Robin Handy, West Ave., said that on-street parking was a problem.

Willie Murray complained of drainage problems on Leon Place.

John Garcia, 206 West Ave. commented on traffic problems.

Resident of 194 West Avenue testified that Piave Street is very narrow and that on-street parking was a problem.

John Pugliese responded to public comments. He said their project meets the parking regulations and that they can designate two visitor spaces. It may be possible to add one more space. He said they could not control sub-leasing of units, that the plan was to sell the units. He said that snow would be trucked off the site. A comprehensive drainage plan will control runoff from the site.

Chairman Mills asked how trash will be managed. Mr. Pugliese said that the dumpsters would be rolled out of the fenced location and picked up by a private waste hauler.

Mr. Morris asked about proposed signage and Mr. Pugliesi said that this information was presented on drawing 6.01.

Chairman Mills announced that the public hearing would be continued to June 27. 2016 at 7:00 pm in the Cafeteria, Government Center Building.

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes of May 16, 2016. After brief discussion, Ms. McManus moved approval of the minutes as submitted, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, McManus, Stein, Gwozdzowski, Morris)

PENDING APPLICATIONS:

1. **Application 216-01 – CITY OF STAMFORD –Zoning Board** – to Amend Article III, Section 13-C-5 and Section 20-C regarding posting signs on properties scheduled for Public Hearing before the Zoning Board in order to provide public notice.

Mr. Stein moved to table the application, seconded by Ms. McManus and carried on a vote of 5 to 0 (Mills, McManus, Stein, Gwozdzowski and Morris)

2. **CSPR-1001 – SERENITY COVE, LLC, 40 Ocean Drive North**, proposal to demolish an existing home and detached garage and construct a 3,091 sf, 2-1/2 story home on .21 acres in an R-10 zone.

After a brief discussion, Ms. Gwozdzowski moved to approve application with EPB conditions, seconded by Ms. McManus and carried on a vote of 5 to 0 (Mills, McManus, Stein, Gwozdzowski and Morris).

3. **CSPR-1003 – WALTER PIANTINO, AIA, 32 Orchard Street**, demo existing building and construct a new three-story, three family home of 3,100 sf on 0.25 in an RM-F zone within the CAM boundary.

Ms. Gwozdzowski moved to table CSPR 1003, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, McManus, Stein, Gwozdzowski and Morris)

4. **CSPR-1006 – RICHARD REDNISS, 680 and 750 WASHINGTON BLVD**, requesting approval for façade modifications for both buildings and approval to enclose an area on the ground floor of 680 Washington Blvd. to create a fitness amenity.

It was clarified that the fitness center will not be open to the public unless the Zoning Enforcement Officer determines there is sufficient parking. Mr. Stein moved to approve the application, seconded by Ms. McManus and carried on a vote of 5 to 0 (Mills, McManus, Stein, Gwozdzowski and Morris)

OLD BUSINESS

1. **Application - CSPR- 970 – OSTERMAN, 70 Gurley Road**, to construct a pool and gazebo with associated terracing and amenities on a property located at 70 Gurley Road in an R-10 zone within the CAM boundary. (*Request for extension of time*).

After a brief discussion Mr. Stein moved to grant the time extension request, seconded by Ms. McManus and carried on a vote of 5 to 0 (Mills, McManus, Stein, Gwozdzowski and Morris).

NEW BUSINESS

Ms. McManus moved to amend the agenda to consider signage at Stamford Hospital, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, McManus, Stein, Gwozdzowski and Morris)

1. APPL. 212-14 & 212-15 Applications of STAMFORD HEALTH SYSTEM, INC. & THE STAMFORD HOSPITAL requesting approval of building signage.

Attorney William Hennessey presented photo representations of proposed signs to identify buildings within the hospital complex, and responded to questions to questions from the Board. After a brief discussion, Ms. McManus moved to approve the proposed signs, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, McManus, Stein, Morris and Gwozdzowski)

Chairman Mills adjourned the meeting at 10:30 pm.