

**MINUTES OF THE ZONING BOARD
PUBLIC HEARING & REGULAR MEETING,
MONDAY, JULY 11, 2016, AT 7:00 P.M.,
6th FLOOR, SAFETY TRAINING ROOM,
GOVERNMENT CENTER BLDG.,
888 WASHINGTON BLVD., STAMFORD, CT**

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, Vineeta Mathur, Associate Planner

Acting Chair Stein called the meeting to order at 7:10 pm.

Acting Chair Stein also stated for the record that while he had not been in attendance at the last two meetings, that he had watched the meeting videos and is up to date.

PUBLIC HEARING

1. **Application 216-15 – RICHARD REDNISS – COLONIAL ROAD – Text Change,** to amend Appendix B, Table III, Footnote #18 to permit one-half story and ten (10) feet of additional building height for lots of two (2) acres or more in the RM-1 zoning district.

Acting Chair Stein opened the public hearing on application 216-15.

Acting Chair Stein recused himself from this application 216-15 and took a seat in the audience.

Ms. Gwozdzowski read the Planning Board referral comments for the record.

Richard Redniss, Redniss & Mead, explained the history of the RM-1 zone and showed how the proposed additional setbacks would apply to the Colonial Road property. He presented a map showing all RM-1 zoned sites and identified those where development might occur.

Mr. Morris, Acting Chair, asked if their proposal had been modified to respond to the staff recommendations.

Mr. Redniss handed out a modified text amendment based on the staff report and said that the only difference was that whereas the staff recommended that 80% of required parking shall be in garages, their proposed language says that the Zoning Board may require that up to 80% of required parking be in garages. He explained that they are not requesting any increase in density, but rather flexibility of design to provide garages underneath while requiring additional setbacks.

Mr. Morris called for any comments from the public. There were none.

Acting Chair Morris closed the public hearing at 7:30pm:

2. **Application 216-18 – Point 72 Asset Management, L.P. & Soundview Farms, LLC , 43 Gatehouse Road, approval of Site & Architectural Plans and Coastal Site Plan Review,** requesting approval to raze current 23,160sf office building and construct a new 20,000sf state of the art office building with parking at and below grade, landscaping and other site improvements.
3. **Application 216-19 – Point 72 Asset Management, L.P. & Soundview Farms, LLC , 43 Gatehouse Road, approval of Site & Architectural Plans and Coastal Site Plan Review,** proposes a reduction of the parking lot and widening of Threadneedle Drive aisle as well as and the construction of two canopies, EV charging stations, additional landscaping and improvements. Proposed project is located in the IP-D District.
4. **Application 216-20 – Point 72 Asset Management, L.P. & Soundview Farms, L.L.C. 43 Gatehouse Road, Text Change,** Amend Subsection of Article III, Section 9C (Industrial Park Design District) within the IP-D District.

Mr. Stein was reseated as chairman and opened the public hearing on applications 216-18, 216-19 and 216-20.

Ms. Gwozdzowski read the Planning Board referral comments into the record.

Acting Chair Stein seated alternate board member Sandra Dennies.

Attorney William Hennessey submitted the notifications of mailings and introduced the consultant team. He described the Point 72 properties. The project architect explained the site and architectural plans. Ted Milone, P.E., discussed drainage plans.

Attorney Hennessey discussed the text amendment.

Ms. Gwozdzowski asked about the trees being removed, as noted in the EPB staff comments. Eric Raines presented the landscaping plans and identified trees to be removed and new trees being planted.

Public Comments

Gunnar Klintberg, 22 Shore Road, Greenwich CT, commented that there is concern about traffic generated by Soundview Farms offices. He asked if the on-site parking was being increased on the subject property. He also expressed concern about constant noise generated by building A/C systems on office building roofs.

Thomas Madden, Stamford Director of Economic Development, testified that he pleased that Point 72 is expanding their operations in Stamford.

Attorney Hennessey summed up the proposed project.

Mr. Stein closed the public hearing at 8:55pm

5. **Application 216-21-William Hennessey-Text Change**, Proposed text change to amend Section 12.D.3 of the Zoning Regulations regarding the setbacks of parking areas and driveways from the property lines for an Institution of Learning use.

Mr. Stein opened the public hearing on application 216-21.

Ms. Gwozdzowski read the Planning Board referral comments into the record.

Attorney William Hennessey explained that the Pinnacle School wanted to occupy the Shippan Avenue site to accommodate 100 students. He explained the history of the ten (10) foot setback of parking and driveways.

Chairman Stein called for any public comments. There were none.

Mr. Cole asked Attorney Hennessey if the property would have to comply with the 3 foot setback of parking from property lines. Attorney Hennessey replied no, that the ZEO has determined that the property is legally nonconforming with respect to the three foot setback and does not need to comply.

Ms. Dennies asked whether the proposed amendment would be applicable to any other properties. Attorney Hennessey replied yes, but that it only affected “institutions of learning”.

Chairman Stein closed the public hearing at 9:30 pm

PUBLIC HEARING (continued from June 27, 2016)

1. **Application 215-28 – 215-28A -THE STRAND/BRC GROUP LLC and WALTER WHEELER DRIVE SPE, LLC, Parcels P4 and P5, 0 Washington Blvd, Amended GDP, Final Site & Architectural Plans and Coastal Site Plan Review**, requesting Amendment of GDP and approval of Final Site & Architectural Plans and Coastal Site Plan Review to construct 435 units of housing of approx. 564,000 sf with related parking, utilities and site improvements in an SRD-S district.

Acting Chair Stein opened the public hearing on applications 215-28 and 215-28A.

Attorney John Freeman, BLT general counsel, reported to the Board that they have moved tower portions of P1/P2 and P3 buildings away from the shoreline, have calculated and mapped the location of public parking, have revised the P4/P5 architectural elevation along Dyke Lane; and have revised the landscaping along Pacific Street.

Attorney Freeman requested that the Board continue the public hearing to July 26, 2016. He distributed revised plans reflecting the recent changes.

Acting Chair Stein agreed and continued the public hearing to July 26, 2016, 7pm, Government Center Building.

2. **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,** Requesting approval to construct 33 residential units with a combined lot area totaling 45,899sf, located in the RMF zoning district. Also requesting a special exception for bonus density and special exception to allow the height of the perimeter walls and frame to exceed the 6’height requirement for front and side yards.

Acting Chair Stein opened the public hearing on application 216-10

John Pugliesi, P.E., summarized recent changes in the application including a request for bonus density, provision of 3 on-site BMR units, a fee-in-lieu payment and provision of 9 visitor parking spaces.

Mr. Morris, asked how the concerns of the Fire Marshal have been addressed.

Mr. Pugliesi replied that they have addressed concern about vertical clearance and restricted turning radii by increasing the width of the main driveway to 24 feet.

Mr. Stein asked whether the concerns of the WPCA have been satisfied.

Mr. Pugliesi answered that these would be addressed at the time of the building permit.

Mr. Stein noted that the City Traffic Engineer, Robert Zaitooni, had waived the requirement for a traffic study provided the unit count remained at 30. He asked Mr. Cole whether it was significant that the unit count has been increased to 33. Mr. Cole replied, based on his experience with Mr. Zaitooni, that he did not think a traffic study was necessary.

Public Comment

Robbin Handy, 7 Piave Street testified regarding traffic and on-street parking concerns. She said that traffic frequently backed up on West Avenue and people used Piave Street as a cut-through to West Main Street. She also commented that a dumping problem had developed on the vacant property and asked that the applicant address it.

Acting Chair Stein closed the public hearing at 9:53 pm.

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: June 20, 2016. Following brief discussion, Mr. Morris moved approval of the minutes as submitted, seconded by Ms. Gwozdzowski and carried on a vote of 3 to 0 to approve (Gwozdzowski, Morris and Dennies).

Minutes for Approval: June 27, 2016. Following brief discussion, Mr. Morris moved approval of the minutes as submitted, seconded by Ms. Gwozdzowski and carried on a vote of 3 to 0 to approve (Gwozdzowski, Morris and Dennies).

PENDING APPLICATIONS:

Application CSPR-976 – KASTRATI, 205 Weed Avenue, demo of existing house and new construction of a 2-1/2-story home and associated site improvements in a flood hazard zone at 205 Weed Avenue.

Mr. Cole presented the application and summarized the approval conditions recommended by EPB staff. After a brief discussion, Mr. Stein moved to approve with the conditions recommended by EPB staff, seconded by Sandra Dennies and carried on a vote of 4 to 0 (Gwozdzowski, Morris, Stein and Dennies).

Appl. 215-40 – WILLIAM J. HENNESSEY, JR., Text change, to Amend Article III, Section 9BB to reduce the minimum area of property from 2 acres to 1.5 acre and allow the site to be separated by a street and to extend the eligible area east of Atlantic Street.

Mr. Stein asked whether Master Plan Category #9 would limit the type of commercial use in the TCDD District. Mr. Cole replied that Category #9 was quite general, and that permitted commercial uses would be controlled by the TCDD regulations.

After a brief discussion Mr. Morris moved to approve application 215-40, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Gwozdzowski, Morris, Stein and Dennies).

App. 216-01 STAMFORD ZONING BOARD to Amend Section 13-C-5 and Section 20-C regarding posting signs on properties scheduled for Public Hearing before the Zoning Board to provide public notice.

Mr. Morris noted that Mr. Mills and Ms. McManus are both interested in this application. Discussion was tabled to July 21, 2016.

Appl. 216-15 RICHARD REDNISS – COLONIAL ROAD – Text Change

Mr. Morris remarked that it comes down to whether the Board wants to require 80% of required parking in garages or to have the discretion to require it. Mr. Cole suggested as a compromise that the Board could require that a “significant amount” of required parking be in garages, not to exceed 80%. After brief discussion, Ms. Gwozdzowski moved to approve Mr. Cole suggested language, seconded by Mr. Morris carried on a vote of 3 to 0 (Gwozdzowski, Morris and Dennies).

Appl. 216-18 POINT 72 ASSET MANAGEMENT, L.P. & SOUNDVIEW FARMS, LLC , 43 Gatehouse Road, approval of Site & Architectural Plans and Coastal Site Plan Review.

Mr. Cole distributed draft conditions and noted that the conditions recommended by EPB staff should also be incorporated. The reviewed and discussed the draft conditions. Ms. Dennies moved approval subject to the draft conditions incorporating EPB staff recommended conditions, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Stein, Gwozdzowski, Morris and Dennies).

Appl. 216-19 POINT 72 ASSET MANAGEMENT, L.P. & SOUNDVIEW FARMS, LLC , 72 Cummings Point Road, approval of Site & Architectural Plans and Coastal Site Plan Review.

Mr. Cole noted that no conditions were necessary for this application. Ms. Gwozdzowski moved approval of the application as submitted, seconded by Mr. Stein and carried on a vote of 4 to 0 (Stein, Gwozdzowski, Morris and Dennies).

Appl. 216-20 POINT 72 ASSET MANAGEMENT, L.P. & SOUNDVIEW FARMS, LLC , 43 Gatehouse Road, Text Change.

Following brief discussion, Mr. Morris moved approval of the text amendment as submitted, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Stein, Gwozdzowski, Morris and Dennies).

APPL. 216-21 WILLIAM HENNESSEY, TEXT CHANGE

Ms. Dennies commented that private schools should be subject to the same setback standards as other commercial uses and special exception uses. Following brief discussion, Ms. Dennies moved approval of the text amendment as submitted, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Stein, Gwozdzowski, Morris and Dennies).

ADJOURNMENT

Acting Chairman Stein adjourned the meeting at 10:35 pm.

Respectfully submitted,

David Stein, Secretary
Stamford Zoning Board

ZB-PH071116