

MINUTES OF THE ZONING BOARD
PUBLIC HEARING AND REGULAR MEETING,
MONDAY, SEPTEMBER 12, 2016 AT
7:00PM, ON THE 4th FLOOR, CAFETERIA,
GOVERNMENT CENTER BLDG, 888 WASHINGTON
BLVD., STAMFORD, CT

Present for the Board: Thomas Mills (Chair); David Stein (Secretary), William Morris, Rosanne McManus, and Joanna Gwozdzowski. Present for staff Norman Cole, Land Use Bureau Chief, and Vineeta Mathur, Associate Planner

Chairman Mills called the meeting to order 7:10pm He welcomed the board members back from their short vacation.

Chairman Mills introduced Ralph Blessing to the group who will be the new Land Use Bureau Chief starting on September 19, 2016. Chairman Mills also noted that Norman Cole has retired and that this will be his last meeting.

PUBLIC HEARING

PUBLIC HEARING CONTINUED FROM JUNE 13, 2016

1. **APPL.216-11 – JOSEPH CRISCUOLO, 45 CHURCH STREET, Map Change,**
to change to V-C zone approximately 0.35 acres at the corner of Church Street and Parker Avenue, currently zoned C-N.

Chairman Mills read application 216-11 into the record.

Mr. Stein read the Planning Board referral comments for the record.

Joseph Criscuolo (owner) presented the mailing to the board members.

Joseph. Criscuolo stated to the board members that he and his partners own several other properties in the Glenbrook area including Nick's Pizza. He outlined the proposed project at 45 Church Street to create 30 apartments in a vacant office building where there are currently 5 apartments with ample parking. He expressed that this project will generate less traffic than an office building. He also noted that he has invested in a complete sprinkler system for the building.

Lyle Fishell, project architect also stated that the conversion of a commercial office building to a residential building would generate less vehicle traffic for the area.

Albert Criscuolo stated that they have met with members of the Glenbrook Community Association. He also stated that they want to add landscaping and make other changes to the site to improve the condition.

Joseph Criscuolo stated that his team had met with members of the Historical Preservation Advisory Committee. He further stated that they could potentially add a small retail component in lieu of extra parking spaces on the ground floor.

Zoning Board members expressed concern regarding inability to require or approve landscaping or building aesthetics. Chairman Mills confirmed that after approving Village Commercial map change, the Zoning Board cannot enforce any promises about landscaping or building aesthetics.

In response to question about plausible options that the Zoning Board should consider, Mr. Cole, noted that other than an informal agreement with the neighbors, the other alternative would be for the applicant to re file as a combined text change, map change and site plan application.

PUBLIC COMMENT

Mike Battinelli, 225 Culloden Road stated that the community was happy with the original Village Commercial regulations. However a developer proposed a change to allow (4) four stories within V-C. He expressed a concern that now a developer wants to make another change. Following that he discussed traffic problems in Glenbrook. He also raised the issue of added pressure on schools, trains and city infrastructure resulting from new developments. He urged the Zoning Board to deny any additions to the V-C until the impacts of the developments are fully understood.

Ann Goslin, 70 Fairmont Ave (HPAC) read a letter from the architectural review committee of GNA into the record.

Cheryl Canzoneri, 420 Courtland Ave expressed concern about the enforcement of the developers' promises related to ground floor retail by the City.

Frank Macchio, 201 Little Hill Drive (owner of 25 Parker Ave) expressed that Village Commercial district will only work if the district standards are enforced. He urged the Zoning Board to not approve a building with an old commercial façade. He expressed concerns about height of the building and also made a note that gas meters for 30 connections appear to be installed.

Steve Garse, 1477 Hope Street noted that adding 25 more units will add traffic and expressed that a traffic study is needed.

Fred Doneit, 42 Glen Terrace stated that it is important for the Zoning Board to have authorization to review the project fully. Village Commercial regulations should be amended.

Melissa Gluck, 43 Elm Tree Place expressed concern with truck traffic and private garbage pickup vehicles.

Damian Cruz, 28 Kirkham Place stated his concerns regarding impact on infrastructure.

Lyle Fishell, stated that in the Zoning Staff Report, that Goody Clancy recommended the zone change.

There was further discussion regarding the status of the existing building.

Chairman Mills stated that the Public Hearing on application 216-11 continued to October 17, 2016 meeting.

Chairman Mills called recess 8:44pm. The meeting resumed at 8:54pm

PUBLIC HEARING CONTINUED FROM JULY 26, 2016

2. **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.

Chairman Mills read application 215-28 – 215-28A into the record.

Attorney John Freeman summarized the changes to the proposal since the Zoning Board reviewed the application in June 2016.

Ruchira Gaur, architect, described the amendments to GDP to the board members using a PowerPoint presentation.

Victor Mirontschuk, architect, described the design of the P4/P5 building at length and responded to the Zoning Board's questions regarding the tower design

There was extensive discussion regarding the impact of orienting the tallest mass of the buildings on the waterfront versus coastal gardens park.

Chairman Mills expressed concerns regarding the shadow impact of the proposed buildings on Dyke Lane on the neighborhood to the east. He also stated his concern about the view of the building from I-95. He requested the architect to revise the design by adding massing on Pacific Street, adding additional articulation to the roof tops of the buildings, adding material and color variation on the bottom floors similar to the treatment at the Yale & Towne development. He also requested that the applicant add S2 & S3 to the model.

Ms. Gwozdzowski expressed concern about the lack of variety in the design of the buildings.

Ms. McManus expressed concern regarding shading of the roof top amenity area if the tallest building mass fronted on the Coastal Gardens Park.

Chairman Mills noted that Public Hearing on application 215-28 – 215-28A is continued to September 19, 2016 meeting.

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: July 26, 2016. Following a brief discussion, Mr. Morris moved approval of the minutes as amended, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Stein, Morris, McManus, Gwozdzowski)

Minutes for Approval: August 1, 2016. Following a brief discussion, Mr. Morris moved approval of the minutes as submitted, seconded by Ms. McManus and carried on a vote of 4 to 0 (Mills, Stein, Morris, McManus)

Minutes for Approval: August 8, 2016. Following a brief discussion, Mr. Morris moved approval of the minutes as submitted, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, Stein, Morris, McManus, Gwozdzowski)

PENDING APPLICATIONS

1. **1013 – RAMON & GRACIELA HERNANDEZ, 19 Albin Road**, Proposing to extend the kitchen and dining room areas and adding a master bedroom and bathroom on second floor of proposed extension. This will consist of relocating an existing bathroom and laundry room.

Chairman Mills read the application CSPR – 1013 for the record.

Ms. Vineeta Mathur presented the application.

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

OLD BUSINESS

1. **Application 215-23 – ORCHARD K&G ASSOCIATES, LLC, 17 Belltown Road, Special Exception and Final Site & Architectural Plans**, requesting approval of Special Exception and Final Site & Architectural Plans to preserve the existing historic structure and construct two additional, attached dwelling units for a total of 2,961.7 s.f., as well as related parking (6 spaces) and site improvements on 0.23 acres at 17 Belltown Road. Special Exception requests under Sections 7.3 for Historic Buildings and Section 7-K for setback requirements. Separate application filed for map change from R-7-1/2 to C-N. (*Request for time extension*)

Chairman Mills read application 215-23 (time extension) for the record.

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

ADJOURNMENT

Ms. McManus moved to adjourn the meeting at 11:00 pm, seconded by Mr. Stein and unanimously approved 5 to 0 (Mills, McManus, Stein, Morris, and Gwozdzowski)

The meeting was adjourned at 11:05pm

Respectfully submitted,

David Stein, Secretary
Stamford Zoning Board

ZB PH091216