

**MINUTES OF THE ZONING BOARD**  
**PUBLIC HEARING AND REGULAR MEETING,**  
**MONDAY, OCTOBER 24, 2016 AT**  
**7:00PM, ON THE 4<sup>th</sup> FLOOR, CAFETERIA,**  
**GOVERNMENT CENTER BLDG, 888 WASHINGTON**  
**BLVD., STAMFORD, CT**

Present for the Board: David Stein (Acting Chair / Secretary), William Morris, Rosanne McManus, Sandra Dennies (Alternate). Present for staff: Ralph Blessing, Land Use Bureau Chief, and Vineeta Mathur, Associate Planner.

Acting Chair Stein called the meeting to order at 7:05pm

**PUBLIC HEARING CONTINUED FROM OCT 17, 2016**

**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 read applications 215-28 and 215-28a into the record

Mr. Stein announced that at the request of the applicant this application would not be heard tonight and that the public hearing for Applications 215-28 and 215-28A would continue to the November 14, 2016 meeting.

Mr. Stein also stated for the record that at the last week's Zoning Board meeting (Monday, October 17, 2016) there was an issue raised regarding the number of proposed buildings and the height of said proposed buildings. He stated that he understands that the issue has been resolved and buildings (P4/P5) would be treated as two building to meet the SRD-S zone regulations.

Mr. Morris asked if staff had something in writing confirming the understanding. Mr. Blessing responded that this was communicated in writing to the applicant.

Public Hearing continued to Monday, November 14, 2016.

**REGULAR MEETING**

**APPROVAL OF MINUTES:**

Minutes for Approval: October 14, 2016, will be voted on at the next Zoning Board meeting scheduled for Monday, November 14, 2016.

**PENDING APPLICATIONS**

1. **Application 216-34 – 191 SUMMER STREET LLC, 191 Summer Street– Special Exception**, Proposing to convert the professional office space located on the second floor to (7) seven residential studio apartments, and the replacement and addition of windows on the second floor.

Acting Chair Stein read application 216-34 into the record

Sandra Dennies is being seated tonight.

Ms. Dennies stated for the record that she had viewed the video from last week’s meeting.

Following a brief discussion of the draft conditions prepared by staff, Mr. Morris moved to approve application 216-34 with conditions as amended, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus and Dennies).

2. **Application 216-32 – EMPIRE WEST MAIN LLC, 17 WEST MAIN FRITZ PROPERTIES, LLC & WALTER O. FRITZ, West Main Street and Greenwood Hill Street - Map change**, Applicant proposes approximately 57,865 +/-square feet on block 293, includes 4 lots consisting of 001-8850, 001-9212. 000-8045, 002-6917, 000-6, 814 & 001-8849,; southwest intersection of West Main Street and Greenwood Hill Street.

Acting Chair Stein read applications 216-32 and 216-33 into the record

Following a brief discussion Mr. Morris moved to approve applications 216-32 as submitted, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus and Dennies)

3. **Application 216-33 – EMPIRE WEST MAIN LLC, 17 WEST MAIN FRITZ PROPERTIES, LLC & WALTER O. FRITZ, West Main Street and Greenwood Hill Street, - General Development, Final Site Plan, Special Exception and Costal Site Plan Review**, requesting approval of General Development, Final Site Plan, Special Exception and Costal Site Plan Review for the development of a 5 story mixed-use

building with ground floor restaurant/retail and 110 apartments above as well as parking behind the building and associated site improvements.

Following a brief discussion of the draft conditions prepared by staff, Ms. McManus moved to approve application 216-33, with conditions as amended, seconded by Ms. Dennies and carried on a vote of 4 to 0 (Stein, Morris, McManus and Dennies)

## **OLD BUSINESS**

1. Application 206-29 – JH REAL ESTATE GROUP, LLC – 59-61 LIBERTY STREET, GENERAL SITE & ARCHITECTURAL PLAN, to develop a 38 Unit Multi-Family Development. *(Out of the (6) BMR Units only (4) Units have been sold – owner is requesting permission to rent the remaining (2) BMR Units until they can be sold)*

Acting Chair Stein read application 206-29 into the record

Mr. Stein stated for the record that at the request of the applicant (via an email) application 206-29 be withdrawn from the agenda.

2. Application 213-31 – SEASIDE REAL ESTATE GROUP, LLC, 108, 114, 116 and 118 Seaside Avenue, Site & Architectural Plans and/or Requested Uses and Coastal Site Plan Review, proposes to construct a 17 residential unit, 11,459 s.f. development located on properties known as 108, 114, 116 and 118 Seaside Avenue in an R-5 zone covering approximately 0.785 acres. Proposed demo of two existing buildings and construction of 4 new buildings with site and landscaping improvements. *(Owner has been unable to sell the (1) BMR Unit proposed for this project and therefore he is requesting permission to rent until the unit can be sold)*

Acting Chair Stein read application 213-31 into the record

Mr. Stein stated for the record that at the request of the applicant (via an email) application 213-31 be withdrawn from the agenda.

3. Application 214-16 – THIRD STREET DEVELOPMENT, LLC., Final Site & Architectural Plans and Special Exception, requesting approval to construct four 4-story buildings totaling 11,055 sf building area consisting of 23 residential units with associated parking and site improvements for property located at 16, 20 & 24 Third Street and 53 Fourth Street in an RMF District with 1,949 sf of open space. Special Exception request for BMR bonus density and BMR fee-in-lieu payment. *(Request to revise the building elevations to eliminate the stone veneer at first level)*

Acting Chair Stein read application 213-31 into the record

Mr. Stein asked staff to present the project. Ms. Mathur presented the request to the board. James Heffernan explained that due to the cost of stone they would like to replace with a Hardiplank.

Mr. Stein stated that he did not like the Hardiplank and has asked Mr. Heffernan to look into other alternatives. Ms. McManus also stated that she does not like the Hardiplank.

After a brief discussion the board agreed for stone veneer to remain on the Third Street and Fourth Street sides and wrapped around corners. Hardiplank can be used on the non-street facing sides.

Ms. McManus moved to approve eliminating the stone veneer on the non-street facing areas subject to staff approval, seconded by Ms. Dennies and carried on a vote of 4 to 0 (Stein, Morris, McManus and Dennies)

### **ADJOURNMENT**

Mr. Morris moved to adjourn the meeting at 8:05 pm, seconded by Ms. McManus and unanimously approved 4 to 0 (Stein, Morris, McManus and Dennies)

The meeting was adjourned at 8:05pm

Respectfully submitted,

David Stein, Secretary  
Stamford Zoning Board

ZB PH102416