

**MINUTES OF THE ZONING BOARD
SPECIAL MEETING,
TUESDAY, JUNE 14, 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), Joanna Gwozdzowski, William Morris, Roseanne McManus and Sandra Dennies (Alternate). Present for Staff, Norman Cole, Land Use Bureau Chief, Vineeta Mathur, Associate Planner

Chairman Mills called the meeting to order at 7:20 pm

SPECIAL MEETING

Chairman Mills and Joanna Gwozdzowski read aloud a summary of the agreement between the City and BLT. Chairman Mills noted that the Zoning Board does not partake in and have the means to change the agreement. The Zoning Board members read the full agreement.

Mr. Stein noted that the agreement (Section 12) is not clear on whether the BLT will provide all of the equipment that is needed for the operation of the boatyard.

Mr. Cole noted that the boatyard was built per the M-G zoning district standards. This application requests exemption of several standards for water dependent uses to bring the property into conformance.

Discussion of pending applications:

1. **Appl. 215-04 – SOUTHFIELD PROPERTY, LLC, Text change**, to Amend Article III, Section 9AAAA DWD Designed Waterfront Development District 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.
2. **Appl. 216-03 - SOUTHFIELD PROPERTY LLC, Text change**, to Amend Article III, Section 9AAAA (4) (g) to modify the front yard setback requirements in the DWD zone
3. **Appl. 215-05 – WATERFRONT OFFICE BUILDING, LP, Map Change**, Applicant proposes to change approximately 8.15 acres of property located at 46, 62, 68 and 78 Southfield Avenue, Block #25, from C-WD to DW-D.
4. **Appl. 215-06 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, and 78 Southfield Avenue, Special Exception and**

General Development Plans requesting approval of special exceptions and General Development Plan to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone. Special Exceptions being requested for proposed uses and development of the project and to establish a DWD district and to provide residential, retail and office and a boatyard/marina use and general public access.

5. **CSPR-978 – WATERFRONT MAGEE, LLC, 205 Magee Avenue,** to provide winter boat storage on 3.5 acres in M-G zone, temporary parking, no utilities and no equipment storage.
6. **Appl. 215-02 – THE STRAND/BRC GROUP, LLC, Text change,** to Amend Article III, Section 9(J)(5)(b) of the SRD-S District to increase permitted non-residential floor area ratio (FAR) from 0.20 to 0.23.
7. **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,** requesting approval of Final Site & Architectural Plans, Special Exception and Coastal Site Plan Review to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone.
6. **Appl. 215-03 – THE STRAND/BRC GROUP, LLC, Washington Blvd./Bateman Way, Amend GDP,** requesting approval to amend the General Development Plan (GDP) for Harbor Point, originally approved as Application 206-57, 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 2) deleting the language of approval Condition #7 and replacing it with “Subject to SRD regulations, any future final site plan application, for full development of the 14 acre site, shall include a marina and public access improvements which shall be subject to review and approval of the Zoning Board.” in the SRD-S district, and to seek Coastal Site Plan Review of these amendments.

With reference to 215-04 Mr. Cole noted that the text amendment relates to address the non-conforming status of two existing structures on Stamford Landing. With reference to 216-03 Mr. Cole noted that the staff recommends approval of the text change.

Mr. Cole clarified the intent of application 215-02, the text amendment to increase the FAR for S-RDS from 0.2 to 0.23. He clarified that there is a current approval for 75,000 sq.ft. of commercial space on 205 Magee Ave which the applicant expects to forgo in the future. The increase in FAR in S-RDS will allow the applicant to build 78,000 sq.ft. of commercial use on the 14 acre site (restricted to be used on this site). An additional 60,000 sq.ft. of commercial space available on the 14 acre site. Chairman Mills and

Roseanne McManus expressed concerns about allowing additional FAR without the means of restricting the floor area on 205 Magee Ave.

The Zoning Board discussed the proposed boat storage facility on 205 Magee Avenue. The board members agreed that a list of the utilities and services to be provided on 205 Magee Avenue needs to be developed. The West Beach Boat Ramp was discussed by the board. While the applicant has committed \$450,000 for the improvement of the boat ramp, board members expressed concern that the actual cost may be greater if the city makes the improvements. Furthermore concerns were raised about the approvals needed from various agencies/commissions and the fee structure for use of the boat ramp.

Chairman Mills asked the members of the board whether they will support a condition that all boats be hauled via the West Beach Boat Ramp to 205 Magee. Ms. McManus noted that since the cost of hauling boats through the improved West Beach ramp will be lower than taking the boats through city streets such a condition should not be needed.

Chairman Mills expressed that an operation plan including hours of operation for the boatyard needs to be developed to be able to apply the claw back provision of the City agreement. There was discussion about the need to allow individual contractors to provide the boaters with services at 205 Magee Ave.

Chairman Mills called recess at 9:10pm. The meeting was resumed at 9:25pm.

Chairman Mills asked the board members whether continuation of public access northeast behind the proposed boatyard building was desirable. Joanna Gwozdzowski, William Morris, Roseanne McManus believed that the access should be continued. Mr. Morris opined that he did not see an issue with stopping public access at the southeast corner. Mr. Cole advised that a gate for controlled access to the public walkway may dissuade people from using it. A gate could be used as a safety mechanism if a safety concern gets raised after the public access is in use. The kink in the waterfront public access at was discussed. The board members agreed that correction of the kink must be part of the conditions.

The board requested expert opinion on fuel dock capacity. Standard site plan conditions including loading/move out procedure, trash removal, snow removal, lighting and landscaping were discussed. With reference to the amendment to the SRD regulations, Mr. Stein recommended to change Condition # 7 of the 14 acre site to reference development, not 'full' development of the marina.

Board members noted that insufficient information had been provided by the applicant regarding the major public destination required as a condition on the 14 acre site. The improvements on Kosciuszko Park have also not been fully defined. The board considered adding language which specifies the minimum area for the proposed park.

ADJOURNMENT

Ms. McManus moved to adjourn the meeting at 10:30, seconded by Mr. Stein and unanimously approved 5 to 0 (Mills, Stein, Morris, McManus, Gwozdzowski). The meeting was adjourned at 10:30.

Respectfully submitted,

David Stein, Secretary
Stamford Zoning Board

ZB-RM061416 – Special Meeting