

**MINUTES OF THE ZONING BOARD
REGULAR MEETING,
MONDAY, JUNE 20, 2016, AT 7:00 P.M.,
4th FLOOR, CAFETERIA, GOVERNMENT CENTER
BLDG., 888 WASHINGTON BLVD., STAMFORD, CT**

Present for the Board: Thomas Mills (Chair); Joanna Gwozdzowski, William Morris 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 7:15 pm

REGULAR MEETING

1. **Appl. 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.

The application was tabled.

2. **Appl.216-13 -RICHARD REDNISS – STAMFORD YACHT CLUB – Text Change.** proposal to amend definition (27) Country Club or Golf Club: Beach Clubs or Yacht Clubs. Separating out a definition for each a Beach Club (12.5) and a Yacht Club (113.5) as well as sending both clubs only to the Zoning Board instead of both the ZBA (Special Exception) and the Zoning Board (CSPR). A Beach Club will continue to meet the standards of Section 19.3.2e, whereas a Yacht Club when in single family zones will have its own standards. Yacht Clubs shall continue to be allowed as presently written in the C-WD, SRD, C-L, C-G, C-I, C-S, M-L and M-G zones.

Mr. Cole described the revisions to the text following the public hearing on June 13, 2016. Parking standard for the Yacht club was discussed. Chairman Mills suggested removing the reference to ‘maximum shift’ in the standard for employee parking since.

Ms. Dennies moved to approve the yacht club text change with the edit regarding the employee parking standard and revisions to the text described by Mr.Cole, seconded by Mr. Morris and carried on a vote of 3 to 0 to 1 (Dennies, Mills, Morris approved, Gwozdzowski recused).

3. **Appl. 216-14 – LCB SENIOR LIVING – THIRD STREET, SUMMER STREET and SECOND STREET, Final Site and Architectural Plans**, approval of an Assisted Living Facility consisting of 104 units in 5-story building, with 56 onsite parking spaces, amenities, landscaping and drainage facilities. The property is located in the MXD Infill Zone.

After a brief discussion of the conditions of approval and the new location of the trash containers at the southeast corner of the site, Ms. Gwozdzowski moved to approve the final site and architectural plans and requested uses, seconded by Mr. Morris and carried on a vote of 4 to 0 (Dennies, Gwozdzowski, Mills, Morris).

4. **Appl. 216-16 – RICHARD REDNISS – Text Change.** To Amend the Section 12 Automobile Parking and Loading Space, subsection D.18 Warehouse and Self-Storage Facilities to establish a separate parking standard for Self-Storage Facilities

Ms. Dennies moved to approve the text change for the parking requirement for self-storage facilities, seconded by Mr. Morris and carried on a vote of 4 to 0 (Dennies, Gwozdzowski, Mills, Morris).

6. **Appl. 216-07 – STAR PARTNERS, LLC – FRANKLIN STREET – Text Change.** To Amend Section 9-AAA-4-a-ii (MX-D Infill) to permit designation of sites of 10,000 sq. ft. or larger, adjoining other land zoned MXD, subject to a floor area ratio of 1.25

Ms. Dennies moved to approve the text change to amend the site designation criteria for MXD district, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Dennies, Gwozdzowski, Mills, Morris)

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

Ms. Gwozdzowski moved to approve the special exception, general development plan, final site and architectural plans and requested uses, seconded by Ms. Dennies and carried on a vote of 4 to 0 (Dennies, Gwozdzowski, Mills, Morris).

5. **Appl.216-08 – STAR PARTNERS, LLC – FRANKLIN STREET – Map Change.** To rezone property MXD, currently zoned C-N and R-MF, comprised of 0.3 acres and located in Block 115 on the east side of Franklin Street approximately 120 feet south of North St.

Ms. Dennies moved to approve the map change to rezone property currently zoned C-N and R-MF to MXD, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Dennies, Gwozdzowski, Mills, Morris).

APPROVAL OF MINUTES:

Minutes for Approval: June 13, 2016, 2016

The board discussed the minutes of the June 13, 2016 meeting. Typographical corrections were noted on the minutes. Mr. Morris moved approval of the minutes as corrected, seconded by Ms. Dennies and carried on a vote of 4 to 0 (Dennies, Gwozdzowski, Mills, Morris).

OLD BUSINESS

1. **Application 215-36 – MYRTLE AVENUE APARTMENTS, LLC, 148 Myrtle Avenue, Special Exception and Final Site & Architectural Plans**, requesting approval of Site Plans/Requested Uses and an application for Special Exception approval under Section 7.3 for historic buildings in an R-MF zone to convert an existing nonconforming rooming house into two residential units and construct an additional three new residential townhouse units in the rear with associated parking and site improvements at 148 Myrtle Avenue. (*Requesting modification to the easement between the parties of 154 Myrtle Avenue and 148 Myrtle Avenue*).

Attorney Lisa Feinberg described the history of the application and informed the board that the owners of 154 Myrtle Avenue and 148 Myrtle Avenue have jointly signed an affidavit agreeing to an easement as modified.

Chairman Mills called a brief recess at 8:37 pm and called the meeting back to order at 8:45 pm.

Ms. Dennies moved to approve the modification of the easement, seconded by Ms. Gwozdzowski and carried on a vote of 3 to 0 to 1 (Dennies, Morris, Gwozdzowski approved, Mills abstaining).

2. **Application 212-11 – FIRST GARDEN DEVELOPMENT, LP, 1032 Hope Street, Site and Architectural Plan Review**, Construction of a new four story mixed-use building consisting of 88 rental apartments, 2,222 sq.ft. of ground floor retail space and associated amenities, parking and landscaping on 0.94 acres of property located in a V-C (Village Commercial District). (*Requesting revision to approved parking plan.*)

John Leyden described the proposed 88 unit development. He stated that the project is nearing completion. During the course of construction, structural changes to the building required elimination of 3 parking spaces. In addition, 3 parking spaces had to be eliminated to comply with the layout requirement of the handicap spaces as directed by the Buildings Department. The applicant proposes to

Mr. Morris asked the property owner whether any of the parking spaces at the shopping center had been leased out to any other use. The property owner Mr. Richard Freedman responded that no spaces had been leased.

Christine Reed, representing the residents of the Springdale Neighborhood raised concerns about parking capacity at the Springdale shopping center given the active businesses and informal use of the parking lot by other surrounding businesses.

Ms. Dennies moved to approve the revision of the parking plan, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Dennies, Gwozdzowski, Mills, Morris,).

ADJOURNMENT

Ms. Gwozdzowski moved to adjourn the meeting at 10:15, seconded by Ms. Dennies and unanimously approved 4 to 0 (Dennies, Gwozdzowski, Mills, Morris,). The meeting was adjourned at 10:15.

Respectfully submitted,

David Stein, Secretary
Stamford Zoning Board

ZB RM062016