

MINUTES OF THE ZONING BOARD
REGULAR MEETING, MONDAY, JULY 25, 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), Joanna Gwozdzowski, William Morris, Rosanne McManus, and Sandra Dennies (Alternate). Present for Staff, Norman Cole, Land Use Bureau Chief, Vineeta Mathur, Associate Planner

Chairman Mill called the meeting to order 7:15 pm

REGULAR MEETING

1. **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
2. **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.
3. **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.
4. **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.
5. **Appl. 215-05 – WATERFRONT OFFICE BUILDING, LP, Map Change**, requesting approval to amend the Zoning Map to change from CWD to DWD for approximately 8.15 acres of property known as Stamford Landing and identified as 46, 62, 68 and 78 Southfield Avenue, Block #25.

- 6.. **Appl. 215-06 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Special Exception, General Development Plans and Coastal Site Plan Review**, 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.
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.
8. **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.

The draft conditions for 216-03 were briefly reviewed by the Zoning Board.

The Zoning Board discussed the appropriateness of allowing additional floor area requested per application 215-02. Mr. Stein stated that he did not believe that granting the additional floor area is appropriate. Mr. Cole noted that the applicant has agreed to limit the usability of the additional floor area to the 14 acre site. He also noted that the applicant has agreed to a restriction of development rights at the 205 Magee Ave site.

The Board Members discussed the activities/amenities that should be listed as required in a Marina.

The consultant review of the design of the P7 block was discussed by the Zoning Board. Chairman Mills suggested that the amount payable by the applicant for the consultant should be increased to \$75,000 to allow for more than one consultant to assess various aspects of the proposal.

Chairman Mills suggested changes to draft conditions to clarify the use of the 205 Magee Avenue site for boat storage, maintenance, repair and other related boatyard operations and facilities.

Zoning Board members briefly discussed application 215-05.

The various improvements on the 14 acre site were discussed including 126 parking spaces, 242 boat slips, public access improvements around the perimeter, wave attenuators, marina bathhouse with showers.

ADJOURNMENT

Ms. McManus moved to adjourn the meeting; at 10:45 pm seconded by Ms. Gwozdzowski and approved by Chairman Mills
The meeting was adjourned at 10:45p.

Respectfully submitted,

David Stein, Secretary
Stamford Zoning Board

ZB-RM7/25/16