

MINUTES OF THE ZONING BOARD
SPECIAL MEETING AND PUBLIC HEARING
TUESDAY, JULY 26, 2016 AT 7:00PM
ON THE 4TH FLOOR, CAFETERIA, GOVERNMENT
CENTER BUILDING, 888 WASHINGTON BLVD.,
STAMFORD, CT

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

Chairman Mills called the meeting to order at 7:10 pm

Ms. McManus moved to take the agenda out of order, seconded by Mr. Stein to move from Public Hearing to Regular Meeting and discuss 216-24, 216-25 & 216-28.

REGULAR MEETING

Chairman Mills noted that due to time constraints the Zoning Board will continue the hearing on application 215-28 and application 215-28A to the August 1, 2016 agenda.

Ms. McManus moved to take the agenda out of order, seconded by Mr. Stein to move from Regular Meeting to Public Hearing.

PUBLIC HEARING CONTINUED FROM JULY 11, 2016

1. **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.

The Public Hearings for applications 215-28 and 215-28A were continued to September 12, 2016.

REGULAR MEETING

4. **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

5. **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.
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.
7. **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.
8. **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.
9. **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.
10. **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.

11. **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 Zoning Board reviewed the draft conditions for application 215-03. Chairman Mills raised his concern about public parking for the public access area on the 14 acre site. After a brief discussion, the Zoning Board agreed that 20 parking spaces would be appropriate for the public access use. The Zoning Board discussed the list of amenities that the Marina on the 14 acre site should include. These would include 141 parking spaces (Including 20 public access parking spaces), 242 boat slips, public bath house including two full baths with showers and one half bath, public access walkway.

A condition requiring a performance bond subject to Zoning Board approval prior to the approval of a Final Plan for the 14 acre site was discussed.

The Zoning Board discussed the draft conditions for application 215-04.

The map change requested as part of application 215-05 was briefly discussed.

Subsequently, the draft conditions relating to application 215-06 were discussed. Mr. Cole noted that DEEP has commended the applicant for proposing to remediate a waterfront site for a water dependent use.

The Zoning Board proceeded to discuss draft conditions for application 215-07. The improvements to Southfield Avenue as proposed were discussed in the context of the \$750,000 pledged by BLT. Chairman Mills expressed that the improvements should not count towards the off-site improvements carried out with \$750,000. It was noted that the funding from the BelPointe development needs to be coordinated with this funding.

Chairman Mills requested that staff distribute the communication from Mr. Rives Potts and the Harbor Management Commission 'Wish List' to the Zoning Board members. Mr. Stein asked Mr. Cole whether the wish list can be added as a document to the conditions. Mr. Cole responded that it is not feasible to record the document in the Land Record.

Mr. Cole, referring to the market study for the boatyard, noted that the study acknowledged that some reduction in the services of the boatyard is warranted.

Ms. Gwozdzowski inquired about the impact of the travel lift proposed on the Stamford Landing site on the continuation of the Mill Riverwalk. Mr. Cole noted that there will be a break in the Riverwalk at the travel lift.

Chairman Mills noted that the improvements to Southfield Avenue need to be done early in the process of development rather than later.

APPROVAL OF MINUTES:

Minutes for Approval: July 7, 2016, July 18, 2016

July 7, 2016 minutes: following a brief discussion Bill Morris moved approval of the minutes as submitted, seconded by Ms. McManus and carried on a vote of 5:0.

July 18, 2016 minutes: following a brief discussion David Stein moved approval of the minutes as submitted, seconded by Ms. McManus and carried on a vote of 5:0

ADJOURNMENT

Mr. Stein moved to adjourn the meeting, seconded by Ms. McManus and approved 5:0.

The meeting was adjourned at 10:30.

Respectfully submitted,

David Stein, Secretary
Stamford Zoning Board