

MINUTES OF THE ZONING BOARD
PUBLIC HEARING AND REGULAR MEETING,
MONDAY, SEPTEMBER 26, 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), William Morris, Rosanne McManus, and Joanna Gwozdzowski. Present for staff: Ralph Blessing, Land Use Bureau Chief, and Vineeta Mathur, Associate Planner

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

A motion was made at 7:10 pm by Mr. Stein to go into executive session to discuss the pending litigation regarding the boatyard Cease and Desist order and the appeal of the decision regarding application 215-03, seconded by Ms. McManus and carried on a vote of 5 to 0 (Mills, Morris, Stein, McManus, Gwozdzowski)

The executive session ended at 7:55 pm.

Ms. McManus moved to return to the public hearing, seconded by Mr. Stein and carried on a vote 5 to 0 (Mills, Morris, Stein, McManus, Gwozdzowski) and the meeting was called back into order at 7:57pm.

PUBLIC HEARING

1. **Application 216- 22 - LADDINS TERRACE ASSOCIATES LP (owner) and T.M. CROWLEY & ASSOCIATES, 1938 West Main Street, 0 West Main Street and Lot A-West Main Street requesting approval for Site & Architectural Plans and Special Exception,** requesting approval to construct two one-story retail buildings totaling 18,857 sq. ft. Building located in the M-L Zone.

Chairman Mills read application 216-22 into the record.

Mr. Stein read the Planning Board referral comments for the record.

Attorney Jackie Kaufman presented the certified mailing to the board and described the proposed project for a CVS. She stated that the site was comprised of 4 parcels 1938 West Main Street, 0 West Main Street, 0 West Main Street and Lot A.

Attorney Kaufman noted that the applicant is seeking a Special Exception to create two retail sites on the property. The first will be used by CVS which will have 15,120 sq.ft. in floor area including a mezzanine and a drive through and that the design of the building will be similar to

the other CVS stores in the City. The second retail was described as a potential bank which will be approximately 3,745 sq.ft. and was assumed to include a drive through. The application for site plan and requested uses is limited to the CVS site. She explained the traffic pattern, landscaping plans and the building facade. She made a note that only 20% of F.A.R. is being used for the site.

There was discussion regarding the architectural treatment of the different facades. Zoning Board members urged the applicant to add architectural features on the south and east façade of the building to make it more attractive. Mr. Stein asked whether the building will be exposed in the rear to the Stop & Shop. Attorney Kaufman replied that yes, there will be no planting due to the severe grade change.

Attorney Kaufman presented the board with samples stating that the applicant wants to commit to the colors which have been presented.

Doug Grunert, BK Architects, described the architectural features of the building façade including horizontal and vertical elements. Chairman Mills suggested covering the downspouts with brick to add an interesting vertical element. Mr. Grunert stated that he would look into it.

The Zoning Board discussed the traffic pattern at length and expressed concerns about the left turn into the proposed CVS off West Main Street. Attorney Kaufman described past discussions about the access to the site from the private drive and noted that the land owner for the private drive was not in favor of granting the applicant access off the drive.

Charles Baker, VHB, Traffic Engineer described the methodology used for projecting traffic volumes and answered questions from the Zoning Board regarding the left turning traffic into CVS and alternatives for access into CVS.

PUBLIC COMMENT

Joseph Capalbo, attorney for the Cingari family who are owners of Shop Rite buildings stated that Mr. Rocky Cingari became aware of the project only that day. Attorney Capalbo requested that the public hearing be kept open so that his client will have time to review.

The Public Hearing for application 216-22 was continued to October 17, 2016

Chairman Mills called a recess at 9:20pm

Meeting Resumed at 9:30pm

1. **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 in block 293, includes 4 lots consisting of 001-8850, 001-9212, 000-8045, 002-6917, 000-6814 & 001-8849,; southwest intersection of West Main Street and Greenwood Hill Street.

2. **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 approval 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

Chairman Mills read applications 216-32 and 216-33 into the record.

Mr. Stein read the Planning Board referral comments for the record.

Attorney Lisa Feinberg presented the certified mailing to the board. She then described the application to the board which includes change of Zoning Map from RM-F to Mill River Design District for the property, Special Exception, General Development and Final Site Plan Approval and Coastal Site Plan approval. She noted that while there have been several projects on the east side of the Mill River which promote the goals of the Mill River Corridor Project Plan, this will be the first project on the west side of Mill River since 2005 which is developed under the guidelines of the Mill River Corridor Project Plan.

Attorney Fienberg described the proposed project which will include 110 residential units and 110 parking spaces at two levels along with a retail use on the southern corner of the site. Eleven units will be designated as below market rate units per the 10% B.M.R. requirement of the Urban Redevelopment Commission.

She described the building materials and passed out samples for the board to review. She also noted that the building will be elevated to meet with the flood zone requirements. Attorney Fienberg also noted the pedestrian related traffic improvements proposed for the nearby intersection of Greenhill Avenue and West Main Street.

There was discussion between Attorney Fienberg and Mr. Morris regarding the landscaped buffer recommended by the Traffic Engineer to dissuade mid-block crossing by pedestrians.

Attorney Feinberg then described the total height of the wall and the railing design located on the north side of the building.

Chairman Mills commented on the roof line of the building and recommended that the architect explore some articulation such as planting on the roof which will add interest to the elevation.

PUBLIC COMMENTS

Jennifer Henry, 16-18 Greenwood Hill Street, stated her concern about the retaining wall blocking her view. Chairman Mills made a note that the Zoning Board will ask the applicant to make the architectural designs available at the next public hearing.

Yvonne McGregor, 23 Greenwood Hill Street, expressed parking concerns for visitors and the retail use.

Courtney Craig, 36 Greenwood Hill Street, expressed concern regarding parking for park visitors which may restrict parking currently being used by residents. She made a note that the area is already congested and that widening the sidewalk could make it worse.

Wendy Spearman, 36 Greenwood Hill Street, noted that there is parking only on one side of West Main Street. She also made a note that many property owners do not have driveways.

Attorney Feinberg responded to the concerns from the public. With regards to 16-18 Greenwood Hill Street Attorney Fienberg made a note that the residents will not be looking at a retaining wall. They will be looking at the proposed project itself. She noted that the applicant feels very confident about the proposed parking count. The shared parking arrangement with the retail use is also expected to function well because of different times of use. She also presented a letter from Sacred Heart Church stated that they would be willing to discuss shared parking.

Chairman Mills noted that the Public Hearings for applications 216-32 and 216-33 are continued to October 17, 2016.

REGULAR MEETING

APPROVAL OF MINUTES:

September 12, 2016. Following a brief discussion of the minutes Mr. Stein suggested some changes to the portion concerning 45 Church Street application. The Minutes were tabled.

Minutes for Approval: September 19, 2016. Following a brief discussion, Ms. Gwozdziowski moved approval of the minutes as submitted, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, Stein, Morris, McManus, Gwozdziowski)

Chairman Mills moved to take the agenda out of order to go back into public hearing.

PUBLIC HEARING

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,

Chairman Mills stated that due to time constraints, the applicant for 215-28 and 215-28A was notified at the beginning of the meeting that they would not be heard today and that they will be placed for continuation at the October 17, 2016 public hearing.

ADJOURNMENT

Ms. Manus moved to adjourn the meeting at 10:30 pm, seconded by Ms. Dennies and unanimously approved 5 to 0 (Mills, McManus, Stein, Morris, and Gwozdzowski)

The meeting was adjourned at 10:30 pm

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