

STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, NOVEMBER 27, 2018
REGULAR MEETING & PUBLIC HEARING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT
6:30 p.m. - Regular Meeting / 7:00 p.m. - Public Hearing

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Jennifer Godzeno, Secretary (Arrived at 6:45 p.m.); Michael Buccino and Michael Totilo. Alternates: Claire Fishman (Arrived at 7:00 p.m.), William Levin and Roger Quick. Present for staff: Ralph Blessing, Land Use Bureau Chief and David W. Woods, PhD, AICP, Deputy Director of Planning.

Ms. Dell called the meeting to order at 6:35 p.m. and introduced the members of the Board and staff present and introduced the first item on the agenda.

ZONING BOARD REFERRALS:

- 1. ZB APPLICATION #218-59 - STAMFORD MEDIA VILLAGE, LLC - 390 LUDLOW STREET (a.k.a. 860 CANAL STREET) - Text Change:** Applicant is seeking to amend the City of Stamford Zoning Regulations, Article III (District and District Regulations), Section 4-AA-10 (District Regulations, Coastal Water Dependent District) by: 1) adding a new “Section 10.9: Redevelopment of Nonconforming Sites, Subparagraphs a - g” to govern the redevelopment of an existing parcel or group of parcels that may or may not conform to the standards of Section 4-AA-10.3 or 10.5 subject to Special Exception approval by the Zoning Board; and 2) by amending “Section 10.8.6 (Adaptive Reuse) to make reference to the new Section 10.9.”

Today, Jackie Kaufman submitted the updated description below. As it was too late to file a revised agenda with the Town Clerk, this change is being shared with the Planning Board only.

Applicant is seeking to amend the City of Stamford Zoning Regulations, Article III (District and District Regulations), Section 4-AA-10 (District Regulations, Coastal Water Dependent District) by: 1) adding a new “Section 10.9: Redevelopment of Nonconforming Sites, Subparagraphs a - g” to govern the redevelopment of an existing parcel or group of parcels that may or may not conform to the standards of Section 4-AA-10.3 or 10.5 subject to Special Exception approval by the Zoning Board; and 2) by amending “Section 10.8.6 (Adaptive Reuse) to make reference to the new Section 10.9.”

- 2. ZB APPLICATION #218-60 - STAMFORD MEDIA VILLAGE, LLC and CANAL STREET PARTNERS, LLC - 390 LUDLOW STREET (a.k.a. 860 CANAL STREET), 700 CANAL STREET and 850 CANAL STREET - Site & Architectural Plans and/or Requested Uses, Special Exception and Coastal Site Plan Review:** Applicant is seeking an allowance of the adaptive reuse and redevelopment of the existing building at 390 Ludlow Street (a.k.a. 860 Canal Street) with a total area of ±129,067 sq. ft. of mixed commercial uses, five (5) stories and ±75 ft. in height and the construction of a new five (5) story parking garage containing 405 parking spaces to support the 860 Canal Street building and existing commercial buildings on 700 and 850 Canal Streets. The development will include associated site improvements including modification of at-grade parking areas on 700, 850 and 860 Canal Streets, a 15-slip marina and restoration of the public access walkway along the Stamford Harbor.

William Hennessey, Partner & Attorney and Jacqueline Kaufman, Attorney, with Carmody Torrance Sandak Hennessey, made a presentation and answered questions from the Board. Also present representing the applicants were Richard Redniss, Principal Planner - Redniss & Mead; Eric Rains, Landscape Architect - Eric Rains Landscape Architecture and Jim Sackett, Building Architect - CPG Architects.

Ms. Dell interrupted the meeting at 6:50 p.m. to announce that the Public Hearing would be starting at approximately 7:15 p.m. as the Board would like to finish the discussion on ZB Application Nos. 218-59 & 218-60.

After some discussion, Mr. Tepper recommended **approval** of **ZB Application #218-59** and that this request is compatible with the neighborhood and consistent with Master Plan Category #7 (Commercial - Arterial); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper, and Totilo).

After some discussion, Mr. Totilo recommended **approval** of **ZB Application #218-60** and that this request is compatible with the neighborhood and consistent with Master Plan Category #7 (Commercial - Arterial); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper, and Totilo).

As the start time of the Public Hearing is late, Ms. Dell called for a motion to bring the Public Hearing forward ahead of the next item on the agenda, which is ZB Application #218-56 to be heard after the Public Hearing and the two (2) companion Zoning Board applications (#217-22 & #217-23).

Mr. Tepper made the motion to bring the Public Hearing forward ahead of ZB Application #218-56; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

Ms. Dell suspended the Regular Meeting and began the Public Hearing. Ms. Dell introduced the two Master Plan Amendments for consideration.

PUBLIC HEARING STARTS AT 7:00 P.M.

MASTER PLAN AMENDMENT:

- 1. MASTER PLAN AMENDMENT #432 - STRAND/BRC GROUP, LLC; 5-9 WOODLAND AVENUE, LLC; WOODLAND PACIFIC, LLC and WALTER WHEELER DRIVE SPE, LLC - 707 PACIFIC STREET; 5, 9, 17, 21, 23, 25, 29, 39 & 41 WOODLAND AVENUE; 796 ATLANTIC STREET and PARCELS C1 & C2 IN THE HARBOR POINT PLANNED COMMUNITY - Map Change:** Applicant is proposing to change the Master Plan designation of certain parcels from Master Plan Category #4 (Residential - Medium Density Multifamily); Master Plan Category #6 (Commercial - Neighborhood Business) and Master Plan Category #9 (Urban Mixed-Use) to Master Plan Category #5 (Residential - High Density Multifamily) and Master Plan Category #9 (Urban Mixed-Use). Continued to January 8, 2019.
- 2. MASTER PLAN AMENDMENT #433 - STAMFORD PLANNING BOARD - 701 & 705 PACIFIC STREET; 13 & 43 WOODLAND AVENUE; 0, 784 & 804 ATLANTIC STREET and 12, 18 & 20 WALTER WHEELER DRIVE - Map Change:** The Stamford Planning Board is proposing to amend the City of Stamford Master Plan Map to change a portion of properties currently located in Category #4 (Residential - Medium Density Multifamily), Master Plan Category #6 (Commercial - Neighborhood) and Master Plan Category #9 (Urban Mixed-Use) to Master Plan Category #5 (Residential - Medium Density Multifamily) and Master Plan Category #9 (Urban Mixed-Use). Continued to January 8, 2019.

Ms. Dell had Ms. Godzeno read the Legal Notice for each application into the record as follows:

**LEGAL NOTICE
PLANNING BOARD - CITY OF STAMFORD**

APPL. MP-432 - Notice is hereby given that the Planning Board of the City of Stamford, CT will conduct a Public Hearing on **Tuesday, November 27, 2018 at 7:00 p.m.** in the Cafeteria, 4th Floor, Government Center Building, 888 Washington Boulevard, Stamford, CT to consider the application of The Strand/BRC Group LLC, 5-9 Woodland LLC, Woodland Pacific LLC and Walter Wheeler Drive SPE LLC to amend the City of Stamford Master Plan Map to change a portion of properties currently located in Master Plan Categories #4 (Residential - Medium Density Multifamily), #6 (Commercial - Neighborhood) and #9 (Urban Mixed-Use) to Master Plan Categories #5 (Residential - Medium Density Multifamily) and #9 (Urban Mixed-Use). The subject properties are commonly known as 707 Pacific Street; 5, 9, 17, 21, 23, 25, 29, 39 and 41 Woodland Avenue; 796 Atlantic Street and portions of Parcels C1 and C2 in the Harbor Point Planned Community.

ATTEST: **THERESA DELL, CHAIR
PLANNING BOARD**

**LEGAL NOTICE
PLANNING BOARD - CITY OF STAMFORD**

APPL. MP-433 - Notice is hereby given that the Planning Board of the City of Stamford, CT will conduct a Public Hearing on **Tuesday, November 27, 2018 at 7:00 p.m.** in the Cafeteria, 4th Floor, Government Center Building, 888 Washington Boulevard, Stamford, CT to consider the application of the City of Stamford Planning Board to amend the City of Stamford Master Plan Map to change a portion of properties currently located in Category Nos. 4 (Residential - Medium Density Multifamily), 6 (Commercial - Neighborhood) and 9 (Urban Mixed-Use) to Category Nos. 5 (Residential - Medium Density Multifamily) and 9 (Urban Mixed-Use). The subject properties are commonly known as 701 and 705 Pacific Street; 13 and 43 Woodland Avenue; 0, 784 and 804 Atlantic Street and 12, 18 and 20 Walter Wheeler Drive.

ATTEST: **THERESA DELL, CHAIR
PLANNING BOARD
CITY OF STAMFORD, CT**

Ms. Dell gave a brief overview of the proceedings of the Public Hearing and then introduced Mr. Hennessey.

William Hennessey, Partner & Attorney and Lisa Feinberg, Attorney, with Carmody Sandak Torrance Hennessey made a presentation and answered questions from the Board.

Ms. Dell opened up the Public Hearing to the public and asked those who would like to speak to place their name on the appropriate sign-in sheet. (**Attachment #1**)

Ms. Dell called for anyone who would like to speak “In Favor” of the applications. There was no response.

Ms. Dell then called for anyone who would like to speak “Against” the applications. The following residents came forward to address the Board:

Mr. Bob Katchko - 43 Woodlawn Avenue (Business Owner): Mr. Katchko owns a small business in the proposed change area which is currently in Master Plan Category #4. Mr. Katchko stated he is against any Zoning or Master Plan Map changes and believes it is more beneficial for his property to remain in Master Plan Category #4 and incorrectly stated his property was zoned M-G; it is zoned R-MF.

Ms. Doris Ganues - 52 Stone Street: Ms. Ganues spoke about the construction in the South End and how it seems there is nothing but large buildings and high-rises and there is no longer a neighborhood or community feeling.

Ms. Sue Halpern - 30 Elmcroft Road #11 (Vice President, NRZ): Ms. Halpern expressed concerns about the historic preservation of the South End.

Mr. Carmine Tomas - 701 & 705 Pacific Street (Building Owner): Mr. Tomas stated he agreed with Mr. Katchko in not changing the Master Plan category. Mr. Tomas spoke about the difficulty with street parking, increased traffic and congestion. Ms. Dell asked Mr. Tomas whether he wish to sta in or withdraw; Mr. Tomas stated he was undecided.

Mr. John DaRosa - 62 Elmcroft Road: Mr. DaRosa stated he is a life-long resident of Stamford and spoke about concerns he has with the building on the B&S Carting site; specifically the additional traffic and congestion in the area.

Mr. Moises Monterroso - 6 Woodland Avenue: Mr. Monterroso spoke about concerns with increased traffic and congestion.

Ms. Gina Rosario - 10 Woodland Avenue: Ms. Rosario addressed concerns about street parking.

Ms. Marlene Rhone - 8 Elmcroft Road: Ms. Rhone, a 40-year resident, made a statement about her displeasure with the over-building of the South End.

Mr. Peter Quigley - 101 Washington Blvd. (Harbor Point Resident): Mr. Quigley focused his comments on the issues related to the on-going construction in the area and the traffic congestion it causes and suggesting that the City perform a comprehensive Traffic Study. Mr. Quigley had met with Ralph Blessing, Land Use Bureau Chief and Thomas Madden, and Mr. Quigley stated he fully supports Mr. Blessing's proposal for development of the South End.

Mr. Barry Michaelson - 111 Idlewood Drive: Mr. Michaelson acknowledged BLT for their many improvements to south end and should be a joint relationship in rebuilding the South End and not left to a single developer; with a balance of mixed-uses. The Board should consider the ramifications of further high density development with regard to the flood zones and flood evacuation routes.

Ms. Elise Coleman - Board of Representatives (District 3): [*Note: Ms. Coleman arrived at the meeting late. Spoke "In Favor"*] Ms. Coleman spoke about the improvements BLT has made in the South End (i.e. restaurants, dry cleaners, coffee shops, etc.) and the good they have done for the community.

Ms. Sheila Barney - NRZ Member (Resident & Property Owner): Ms. Barney had concerns about the increased traffic and congestion making it difficult getting in and out of the South End.

Ms. Dell made a final call for anyone who would like to speak "Against" and there was no response.

Ms. Dell asked if there was anyone who was neither “In Favor” or “Against” but would like to make a statement for the record. The following citizens addressed the Board.

Mr. Ken Cosentino - 57 Whitmore Lane: Mr. Cosentino spoke about his concerns about traffic and preserving the historical buildings and architecture in the South End.

Mr. Mike Papa - 49 Bouton Street East: Mr. Papa spoke about various topics related to the South End and Citywide.

Dr. Woods stated for the record that numerous emails were submitted in support of these applications and will be added to the minutes. (*Attachment #2*)

Ms. Dell then asked Mr. Hennessey to come forward to address questions and comments from the public and to make final statement.

Ms. Dell asked Mr. Hennessey to please submit the additional information he mentioned on traffic studies for Master Plan Amendment #MP-432 to Dr. Woods by Wednesday, January 2, 2019 at the latest in order to have enough time to get the information to the Board members to review for the meeting on January 8, 2019.

Ms. Dell announced that there will be no decision made at this meeting on Master Plan Amendment Nos. #MP-432 and #MP-433 and closed the public portion of the Public Hearing on the Master Plan Amendments and stated the Public Hearing will be continued, for Planning Board discussion only, to the January 8, 2019 meeting.

Ms. Dell then explained that the two companion Zoning Board referrals would be introduced tonight by Ralph Blessing, Land Use Bureau Chief but the decision would also be continued to the January 8, 2019 meeting.

Ms. Dell closed the Public Hearing and announced a 10 minute break.

Ms. Dell called the Regular Meeting back to order and introduced the next item on the agenda.

ZONING BOARD REFERRALS (Con't):

3. **ZB APPLICATION #217-22 (MODIFIED) - WOODLAND PACIFIC, LLC & WALTER WHEELER DRIVE SPE, LLC - 679, 691, 693, 707 PACIFIC STREET; 17, 21, 23, 25, 29, 39, 41, 42 WOODLAND AVENUE; 796 ATLANTIC STREET - Text Amendment:** Applicant is seeking to amend Article III (Districts & District Regulations), Section 4-AA of the Stamford Zoning Regulations to add a new Subsection 15 RH-D (Multiple Family District, High Density).

4. **ZB APPLICATION #217-23 (MODIFIED) - THE STRAND/BRC GROUP, LLC; 5-9 WOODLAND AVENUE, LLC; WOODLAND PACIFIC, LLC AND WALTER WHEELER DRIVE SPE, LLC - 707 PACIFIC STREET; 5-9, 17, 21, 23, 25, 29, 39, 41 WOODLAND AVENUE; 796 ATLANTIC STREET; PORTIONS OF C1 & C2 IN THE HARBOR POINT PLANNED COMMUNITY - Map Change:** Applicant is seeking a Map Change from present Zoning Districts M-G (General - Industrial), R-MF (Multiple Family Residence Design District), C-B (Community Business District) & SRD-S (South End Redevelopment District, South) to proposed Zoning Districts RH-D (Residential - High Density) and SRD-S (South End Redevelopment District, South).

Dr. Woods gave a brief explanation about the two (2) companion Zoning Board applications to Master Plan Amendment #MP-432 & #MP-433 and introduced Ralph Blessing, Land Use Bureau Chief, who made a more detailed PowerPoint presentation (*Attachment #3*) to the Board and answered questions afterwards.

Ms. Dell thanked Mr. Blessing and restated that no decision would be made tonight. The decision would be rendered at the January 8, 2019 meeting.

Due to the late hour and the number of agenda items remaining to be heard, Ms. Dell suggested continuing the meeting to the following evening, Wednesday, November 28, 2018 at 5:00 p.m. Ms. Dell took a vote, by show of hands, who would be available and Mr. Tepper, Mr. Levin, Mr. Quick and Mr. Totilo agreed to attend the Continuation Meeting.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 11:00 p.m.

Respectfully Submitted,

Jennifer Godzeno, Secretary
Stamford Planning Board

NOTE: These proceedings were recorded on video and audio tape and are available for review in the Land Use Bureau located on the 7th Floor of the Government Center, 888 Washington Boulevard, during regular business hours.

***THE FOLLOWING AGENDA ITEMS WERE CONTINUED TO WEDNESDAY,
NOVEMBER 28, 2018 AT 5:00 P.M. IN THE 6TH FLOOR SAFETY TRAINING ROOM.***

5. **ZB APPLICATION #218-56 - STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. - Map Change (TABLED from November 13, 2018)** : The Stamford Zoning Board has filed an application to amend the City of Stamford Zoning Map. The proposal would change three properties on Victory Street, including 63 Victory Street and two (2) properties listed at 0 Victory Street currently located in the R-6 Zone, to the NX-D Zoning District.

The choices for the Planning Board are whether to recommend approval of the rezoning of these three (3) parcels, currently zoned R-6, on our own or to change the zoning to NX-D. At the November 13, 2018 meeting members of the board argued that this effectively was “spot zoning” (a provision in a General Development Plan which benefits a single parcel of land by creating a zone for use just for that parcel and different from the surrounding properties in the area). Regardless of whether this is spot zoning or not, the existing underlying use before the 1986 rezoning was Industrial. The current owner continues to utilize the parcels as Industrial as legal non-conforming uses and can continue to use these parcels as Industrial which means almost any approved use in Industrial can continue without Planning Board or Zoning Board review. What the zone change would do to NX-D is the following:

- a. Would lay out what can be done on these lots through a Special Exception application or as by-right.
- b. The NX-D zoning regulations also allow residential including R-6.

Ralph Blessing and David Woods will be available to answer questions.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #049-18 - DIAMOND MOTORS & TIRES, LLC - 78 MAGEE AVENUE - Motor Vehicle**: Applicant operates an automobile repair shop in a one-story building on the property. Applicant is seeking certification of location approval in accordance with §19(1.3)(b) to lease part of the existing automobile repair shop to another automobile repair business.

Applicant is seeking to change an existing Motor Vehicle repair use to another Motor Vehicle repair use on the same site. Staff recommends approval and this request is compatible with the neighborhood and consistent with Master Plan Category #13 (Industrial - General)

2. **ZBA APPLICATION #050-18 - RDS ENTERPRISES VII, LP - 420 FAIRFIELD AVENUE - Motor Vehicle:** The property currently has industrial structures which are home to a wood-working shop, a car storage area, a car repair shop and a church. The space the applicant seeks to occupy is presently vacant and was most recently occupied by an auto parts retail and repair shop. The applicant seeks to operate an Automobile Sales Agency within a ±5,871 sq. ft. portion of the structure fronting on Fairfield Avenue. The Sales Agency will be for a Lamborghini dealership and will include a small vehicle display area, two (2) service bays, a parts storage area [only accessible to Sales Agency employees] and a small office space for employee use. The applicant plans to utilize the premises on a limited basis for approximately twelve (12) months, specifically to take delivery of vehicles already sold to customers in Connecticut, and prepare said vehicles for delivery. Over the course of the aforementioned twelve (12) month period, the applicant anticipates taking delivery of not more than six (6) to eight (8) vehicles. The applicant anticipates a maximum of two (2) employees working in the Sales Agency.

Applicant is seeking to operate an automobile sales facility for a Lamborghini dealership. Jason Klein, Associate with Carmody Torrance Sandak Hennessey, will be available to answer questions. Staff recommends approval and this request is compatible with the neighborhood and consistent with Master Plan Category #13 (Industrial - General).

3. **ZBA APPLICATION #052-18 - CAROLYN MUESSLE - 202 JUNE ROAD - Variance of Section 6A (Accessory Buildings):** Applicant owns a two-story residence with a two-car detached garage, wood shed and a pool. Applicant would like to install a 22kw generator (48.5 in. wide x 30 in. tall x 26 in. deep) using the existing propane tank to fuel. Applicant is requesting: [1] a variance to allow an accessory structure in the front yard; [2] to allow four (4) AC condensers and a 5 ft. x 11 ft. wood shed to remain in the front yard; [3] a front street setback of 38 ft. in lieu of 60 ft. and [4] street centerline setback of 65 ft. in lieu of 85 ft.

Staff concurs with the first hardship requested by the applicant that running the gas and electrical on the west side would be problematic but disagrees with the others as follows:

#2: The applicant contends that an “unsightly generator box” would be detrimental to the home value. This is not a hardship and it is self-inflicted.

#3: Staff questions whether the distance is prohibitive as the applicant claims.

Staff recommends denial as the applicant has not demonstrated there is a real need to put this in the front yard.

4. **ZBA APPLICATION #051-18 - LOUIS EVENO - 45 LEONARD STREET - Variance of Section 6A (Accessory Buildings):** Applicant owns an existing 2½ story single-family residence with patio, pool and the foundation only for a garage. Applicant is proposing to complete the construction of a one-car garage on the southwesterly portion of the parcel and is requesting: [1] a side yard setback of .7 ft. in lieu of the 5 ft. required for a detached garage and [2] a side yard setback of 4.5 ft. in lieu of the 5 ft. required for an existing shed.

The applicant mistakenly started working on their existing garage that needed to be demolished. He believed since he was just rebuilding the existing structure, there was no need for a permit. Upon being notified that he did need a building permit and this variance, he came into Zoning Enforcement, met with Jim Lunney and started this process. Staff recommends approval and this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single-Family).

5. **ZBA APPLICATION #055-18 - RUSSELL DAVIS - 127 GUINEA ROAD - Variance of Table III, Appendix B:** Applicant owns a two-story single-family residence which consists of 4 bedrooms and 3 bathrooms. Applicant is proposing to construct a 17 ft. 4 in. x 23 ft. addition to the front of the dwelling. Applicant is requesting: [1] a front yard setback of 52.5 ft. in lieu of the 60 ft. required; [2] a street centerline setback of 76.5 ft. in lieu of the 85 ft. required and [3] a sideyard setback of 32.2ft in lieu of the 35 ft. required.

Due to the slope in back of the house the applicant is restricted in building behind the dwelling. What the applicant is seeking is minimal relief of the existing front, side and centerline setbacks required in an RA-2 Zone. Staff recommends approval and this request is compatible with the neighborhood and consistent with Master Plan Category #1 (Residential - Very Low Density Single-Family).

PLANNING BOARD MEETING MINUTES:

11/13/18

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

December 4, 2018 - Planning Board & Zoning Board Holiday Dinner

December 11, 2018 - Capital Budget Review

ATTACHMENT #1
(4 Pages)

STAMFORD PLANNING BOARD
 PUBLIC HEARING - MASTER PLAN AMENDMENT - 7:00 P.M.
 4TH FLOOR CAFETERIA - GOVERNMENT CENTER - 888 WASHINGTON BLVD., STAMFORD, CT

TUESDAY, NOVEMBER 27, 2018
 PURSUANT TO SECTION C6-40-10 OF THE CITY CHARTER REQUEST TO SPEAK TO THE PLANNING BOARD ON
MASTER PLAN AMENDMENT #MP-433

IN FAVOR

	NAME	ADDRESS	EMAIL	PHONE
1.	MIKE GAPP	49 BOUTON ST EAST	ARTSCAPE@GMAIL.COM	203 252 4980
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3.	Elise Coleman	Dist R # 3	(In Favor)	
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STAMFORD PLANNING BOARD
PUBLIC HEARING - MASTER PLAN AMENDMENT - 7:00 P.M.
 4TH FLOOR CAFETERIA - GOVERNMENT CENTER - 888 WASHINGTON BLVD., STAMFORD, CT
 TUESDAY, NOVEMBER 27, 2018
 PURSUANT TO SECTION C6-40-10 OF THE CITY CHARTER REQUEST TO SPEAK TO THE PLANNING BOARD ON
MASTER PLAN AMENDMENT #MP-433

AGAINST

	NAME	ADDRESS	EMAIL	PHONE
1.	Stefania	30 Elmwood Rd #11		
2.	Bob Katuka	43 Woodland Ave.		
3.	Sue Haysen	30 Elmwood Rd #11		2033275178
4.	Doris Graves	52 Stone St		
5.	Bob Katuka	43 Woodland Ave.		
6.	Cherine Thomas	701 705 Pacific St		
7.	Melinda Lewis	8 Elmwood Rd	(Rhona) Mpolane	
8.	PETER PRIGLEY	101 WASHINGTON BLVD		
9.	Melinda Thomas	16 Woodland Ave		2032521173
10.	Gina E. Rosario	19 Woodland Ave		
11.	Gary McMillan	11 Edmond Dr		
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13.	Elise Coleman	Dist Rep #3 (TO FAVOR)		
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15.	Sheila Barnes	(WR3) Against		
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STAMFORD PLANNING BOARD
 PUBLIC HEARING - MASTER PLAN AMENDMENT - 7:00 P.M.
 4TH FLOOR CAFETERIA - GOVERNMENT CENTER - 888 WASHINGTON BLVD., STAMFORD, CT
 TUESDAY, NOVEMBER 27, 2018
 PURSUANT TO SECTION C6-40-10 OF THE CITY CHARTER REQUEST TO SPEAK TO THE PLANNING BOARD ON
MASTER PLAN AMENDMENT #MP-432

AGAINST

	NAME	ADDRESS	EMAIL	PHONE
1.	Bob Katsyko	43 Woodland Ave.	bobkatsyko@yahoo.com	203-968-0991
2.	Doris Gales	52 Jfk Ave		
3.	Sue Halpern	30 Elmcroft Rd #11	suehcn1@optonline.net	
4.	R Ken Covertino	57 Whitmore Ln (Neutral)		203 524 2344
5.	Carmine Tomatis	701 #705 Precinct	REGORR@AOL.COM	203 219 2475
6.	John Sabara	62 Elmcroft Rd.		203 357 7544
7.	Moses Montez	6 Woodland Ave	jdars@6208.AOL.COM	203 252 1173
8.	Maxia Montez	6 Woodland Ave		
9.	Gina E. Rosales	10 WOODLAND AVE		
10.	Bruce Mitchell	11 Edgewood Dr.		
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STAMFORD PLANNING BOARD
PUBLIC HEARING - MASTER PLAN AMENDMENT - 7:00 P.M.
4TH FLOOR CAFETERIA - GOVERNMENT CENTER - 888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, NOVEMBER 27, 2018
PURSUANT TO SECTION C6-40-10 OF THE CITY CHARTER REQUEST TO SPEAK TO THE PLANNING BOARD ON
MASTER PLAN AMENDMENT #MP-432

IN FAVOR **NEUTRAL** **NEITHER**

	NAME	ADDRESS	EMAIL	PHONE
1.	R BEN CASORTINO	57 WILITMORE WAY		203 504 2094
2.	MIKE G KAPA	49 BOUTON ST E (NEUTRAL)	ARTSCAPBO@GAMMADAPKOR	203 252-1951
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November 28, 2018

VIA EMAIL – Rblessing@StamfordCT.gov

Zoning Board & Planning Board
City of Stamford
c/o Ralph Blessing – Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

RE: Applications for Redevelopment of B&S Carting

Dear Mr. Blessing and Board Members:

As a longtime owner of 785 Atlantic Street, property directly across the street from the former B&S Carting block, I write in strong support of the applications submitted by affiliates of Building and Land Technology to redevelop the block. Thus far, the Harbor Point development has transformed the peninsula by providing new streets, sidewalks, parks, waterfront access, activities and beautiful housing. Ridding the community of the trucks, noise, dust and stench of the B&S operation was in itself transformative. Developing the block in accordance with their plans as shown thus far would be a great finishing touch. Please consider this letter a strong endorsement of their activities thus far and their plans for this block in the future.

Sincerely,

Wendy Mangano

From: Andy Gottesman <andyg@eiallc.com>
Sent: Thursday, November 29, 2018 8:36:11 AM
To: Blessing, Ralph
Cc: Woods, David
Subject: Woodland Pacific Site Plan Approval

Members of the Stamford Planning & Zoning Boards:

My name is Andy Gottesman; I represent ownership of 700 and 850 Canal Street in the South End. We have owned the properties now for several years and look forward to owning them for many, many more. We have watched the South End develop and take many strides forward, and we'd like to see that continue.

I support the plan proposed by BLT to redevelop the former B and S Carting site as 540 units of housing, including affordable units. I and others in the community have been waiting for this site to be redeveloped for years. The housing is needed, as are the improved streets and sidewalks. The redevelopment as proposed will connect the neighborhood and provide safe pedestrian connections between the waterfront, residences, offices, retail and the community center. This parcel has been an eyesore for decades and its lack of development divides the community. It is time to clean it up.

Please approve the pending applications, so that the site can be redeveloped.

Thank you.

Andy

From: Pinot's Palette - Stamford [<mailto:stamford@pinotspalette.com>]
Sent: Tuesday, November 27, 2018 3:32 PM
To: Blessing, Ralph
Cc: Woods, David; Pinot's Palette - Stamford
Subject: Woodland Pacific Site Plan Approval

Members of the Stamford Planning & Zoning Boards:

I support the plan proposed by BLT to redevelop the former B and S Carting site as 540 units of housing, including affordable units. I and others in the community have been waiting for this site to be redeveloped for years. The housing is needed as well as the improved streets and sidewalks. The redevelopment as proposed will connect the neighborhood and provide safe pedestrian connections between the waterfront, residences, offices, retail and the community center. This parcel has been an eyesore for decades and its lack of development divides the community. It is time to clean it up.

Please approve the pending applications, so that the site can be redeveloped.

Thank you.

From: Postmark Apartments Manager [<mailto:PostmarkMGR@pinnacleliving.com>]
Sent: Tuesday, November 27, 2018 3:36 PM
To: Blessing, Ralph
Cc: Woods, David
Subject: Woodland Pacific Site Plan Approval

Members of the Stamford Planning & Zoning Boards:

My name is Mario Bellavia and I am the Property Manager for Postmark Apartments, in Stamford's Harbor Point. I have managed in Harbor Point for 4 years and I also live at Waterside Green, 1 Southfield Avenue. I am born and raised in Stamford, my parents have a home on Eden Road in Stamford, and my sister just bought a home off Wire Mill in Stamford. I plan to start my family in Stamford, and I support all the positive changes that BLT has done in the past 6 years.

At Postmark, we house 402 units, and we are 97% occupied. We have couples starting families, empty nesters, business professionals, affordable housing, and more. I speak for the majority of our residents, we would like to see the empty adjacent lot developed. The empty lot next door is a deterrent from renters of our building facing this direction. I believe that if the area was developed, and it was attractive, it will undoubtedly have a positive impact on the South End. BLT has done a tremendous job clearing the space, making a walk way, putting up lights, and we would like to encourage the further development of this plot of land, connecting to our sister properties 111 Harbor Point, The Vault, The Key, and Lofts, all of which my company manages.

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Please approve the pending applications, so that the site can be redeveloped.

Thank you.

Mario Bellavia
Property Manager
Postmark Apartments
301 Commons Park South
Stamford, CT 06902
O: (203) 920-4270
PostmarkMGR@Pinnacleliving.com
www.postmarkapts.com

From: Brad Phillips [<mailto:bphillips@ewkazis.com>]
Sent: Tuesday, November 27, 2018 4:14 PM
To: Woods, David; Blessing, Ralph
Subject: Support for the BLT redevelopment project

Members of the Stamford Planning & Zoning Boards – I am the owner of 7 Market Street personally, the Kayak office building. As a landlord and investor in the area, and understanding my tenant and their needs – additional development, and the draw of young talent to the area where they can live is a big plus! Further with the additional development in the area for Charter, etc. – additional development and the gentrification of the area I a huge win for all involved!

I support the plan proposed by BLT to redevelop the former B and S Carting site as 540 units of housing, including affordable units. The redevelopment as proposed will connect the neighborhood and provide safe pedestrian connections between the waterfront, residences, offices, retail and the community center.

Further as an owner – seeing the horrible site, and the potential crime/loitering which happens on this site – enough is enough. If BLT wants to help move this area forward – I am all for it.

Please approve the pending applications, so that the site can be redeveloped.

Thank you.

From: Maureen Kaminsky [<mailto:mkaminsky@serendipitylabs.com>]
Sent: Tuesday, November 27, 2018 3:44 PM
To: Blessing, Ralph
Cc: Woods, David
Subject: Woodland Pacific Site Plan Approval

Members of the Stamford Planning & Zoning Boards:

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Please approve the pending applications, so that the site can be redeveloped.

Thank you.

Maureen

From: Leahy, Joe [<mailto:Joseph.Leahy@Clarionpartners.com>]
Sent: Tuesday, November 27, 2018 4:07 PM
To: Blessing, Ralph
Cc: Woods, David
Subject: Woodland Pacific Site Plan Approval

Members of the Stamford Planning & Zoning Boards:

I am an asset manager and former resident of Stamford who assists in the operation of Infinity Harbor Point at 201 Commons Park South. Over the past five years, Clarion Partners has been an active participant in working to enhance the Harbor Point neighborhood for all residents of the South End. We believe that promoting a cohesive, safe and attractive community is key in improving the living experience for all residents of the area. I can attest that the residents in our 242 units would support the B & S Carting Site being redeveloped as it would improve the aesthetics surrounding Commons Park and create a more cohesive experience between our site and the Yale/Town community, particularly the Fairway Supermarket retail center. As such we support the proposition put forward by BLT.

Please approve the pending applications, so that the site can be redeveloped.

Thank you-

Joe Leahy

Joe Leahy, Senior Associate
Clarion Partners
230 Park Avenue, New York, NY 10169
T: 212-883-2721 | M: 917-946-4686
Joseph.Leahy@clarionpartners.com

From: Brad Phillips [<mailto:bphillips@ewkazis.com>]
Sent: Tuesday, November 27, 2018 4:14 PM
To: Woods, David; Blessing, Ralph
Subject: Support for the BLT redevelopment project

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I support the plan proposed by BLT to redevelop the former B and S Carting site as 540 units of housing, including affordable units. The redevelopment as proposed will connect the neighborhood and provide safe pedestrian connections between the waterfront, residences, offices, retail and the community center.

Further as an owner – seeing the horrible site, and the potential crime/loitering which happens on this site – enough is enough. If BLT wants to help move this area forward – I am all for it.

Please approve the pending applications, so that the site can be redeveloped.

Thank you.

Brad Phillips
Chief Operating Officer
Earle W. Kazis Associates, Inc.
233 Spring Street, East Suite 900
New York, NY 10013
Office: 212.255.2046
Cell: 914.393.6467

www.ewkazis.com



From: Samuel G. Weinberg [<mailto:SWeinberg@weinbergproperties.com>]
Sent: Tuesday, November 27, 2018 4:17 PM
To: Blessing, Ralph
Cc: Woods, David; Andrew M. Weinberg
Subject: Woodland Pacific Site Plan Approval

Members of the Stamford Planning & Zoning Boards:

By way of introduction, we are and have been the owners of 711 Canal Street for the last approximate five (5) years.

We support the plan proposed by BLT to redevelop the former B and S Carting site as 540 units of housing, including affordable units. I and others in the community have been waiting for this site to be redeveloped for years. The housing is needed as well as the improved streets and sidewalks. The redevelopment as proposed will connect the neighborhood and provide safe pedestrian connections between the waterfront, residences, offices, retail and the community center. This parcel has been an eyesore for decades and it's lack of development divides the community. It is time to clean it up and now is the time to encourage additional families to move into the area.

Please approve the pending applications, so that the site can be redeveloped.

Thank you.

Samuel G. Weinberg
President/CEO
Weinberg Properties
551 Madison Avenue
New York, NY 10022
P: 212.308.1200
F: 212.308.2424
sweinberg@weinbergproperties.com

From: Anthony Mingoello [<mailto:anthony@coegil.com>]
Sent: Tuesday, November 27, 2018 4:53 PM
To: Blessing, Ralph
Cc: Woods, David
Subject: Woodland Pacific Site Plan Approval

Members of the Stamford Planning & Zoning Boards:

I support the plan proposed by BLT to redevelop the former B and S Carting site. As someone who lives in the area and would like to continue doing so for the foreseeable future it is important that not only does the city continue to attract businesses and residents, but provides a safe environment for the current residents who have laid roots here, and for prospective families who may be thinking of relocating to the area.

An improvement in the housing offerings as well as necessary infrastructure improvements will be a net boost the neighborhood and continue the overall revitalization of Harbor Point. Creating a seamless large neighborhood is important along with keeping the momentum of the projects that have been laid out, which will ultimately allow Stamford to remain competitive.

Please approve the pending applications, so that the site can be redeveloped.

Thank you.



Anthony Mingoello
Corporate Operations
anthony@coegil.com
+1 (203) 673-4493
COEGIL | coegil.com

From: Duncan Edwards [<mailto:dedwards@watersideschool.org>]
Sent: Tuesday, November 27, 2018 5:27 PM
To: Blessing, Ralph
Cc: Woods, David
Subject: Woodland Pacific Site Plan Approval
Importance: High

Members of the Stamford Planning & Zoning Boards:

I am writing in full support of the Woodlands Pacific Site Plan in the hope that it will gain your quick approval. I currently serve as the Executive Director of the Waterside School (an almost immediate neighbor) and, selfishly, support anything that is good for our shared neighborhood. Speaking for all a part of the School community, this is nothing but good and approval of BLT's plan to redevelop the former B and S Carting site as 540 units of housing, including affordable units will benefit all a part of the South End community. The redevelopment of the site (long overdue), the housing that will be provided and the improved streets and sidewalks are all wins. The redevelopment as proposed will connect the neighborhood, provide safe pedestrian connections between the waterfront, residences, offices, retail and the community center and touch positively the lives of all in the community. Though I am sure I underestimate the difficulty and complexity of your task as you need to sort through voices both thoughtful and petty, this one seems right, very right, timely and as close to perfect as one could hope for. I do hope it can happen.

I urge you to approve the pending applications - it would be another step fw for a neighborhood on the rise.

Thank you.

Duncan Edwards

Duncan Edwards
Waterside School
770 Pacific Street
Stamford, CT 06902
P: 203 975 8910 x300
F: 203 975 9655
dedwards@watersideschool.org

From: F45 Training Stamford Harbor Point [<mailto:stamfordharborpoint@f45training.com>]
Sent: Tuesday, November 27, 2018 6:57 PM
To: Blessing, Ralph
Cc: Woods, David
Subject: Woodland Pacific Site Plan Approval

Members of the Stamford Planning & Zoning Boards:

My name is Lou Getzelman, I am a business owner as well as a resident of Harbor Point. I co-own F45 Training and have lived here for over 6 years, was one of the first ever tenants in the Infinity. I've made a tremendous investment in this area, both financially and personally.

I support the plan proposed by BLT to redevelop the former B and S Carting site as 540 units of housing, including affordable units. I and others in the community have been waiting for this site to be redeveloped for years. The housing is needed as well as the improved streets and sidewalks. The redevelopment as proposed will connect the neighborhood and provide safe pedestrian connections between the waterfront, residences, offices, retail and the community center. This parcel has been an eyesore for decades and it's lack of development divides the community. It is time to clean it up.

Please approve the pending applications, so that the site can be redeveloped.

Thank you.

From: Michael Gorman [<mailto:michael@remedybodyworks.com>]
Sent: Wednesday, November 28, 2018 9:01 AM
To: Blessing, Ralph
Cc: Woods, David
Subject: Woodland Pacific Site Plan Approval

Members of the Stamford Planning & Zoning Boards:

I have been a business owner in the south end for 8 years now and have watched as new development has brought new life and vitality to the neighborhood. As an owner operator of a retail space on Dyke lane we have the opportunity to speak with our many neighbors who run businesses, are customers, as well as residents who walk their dogs, an exercise down our street. While everyone is pleased with the progress and revitalization, the Woodland Pacific site is a gaping hole in the continuity of the neighborhood.. For visitors to the neighborhood it presents an uninviting impediment that prevents them from driving over from the Fairway retail locations to Harbor Point waterfront locations.

With the relocation of Westover school at the end of the block I have found many parents are surprised to see how things have changed in the South End as they never thought to drive past Henry street. We would like to raise awareness to how great it is down here and continue thoughtful progress and development.

I support the plan proposed by BLT to redevelop the former B and S Carting site as 540 units of housing, including affordable units. I and others in the community have been waiting for this site to be redeveloped for years. The housing is needed as well as the improved streets and sidewalks. The redevelopment as proposed will connect the neighborhood and provide safe pedestrian connections between the waterfront, residences, offices, retail and the community center. This parcel has been an eyesore for decades and its lack of development divides the community. It is time to clean it up.

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Thank you.
Michael and Hannah Gorman
Remedy Bodyworks
Revel Catering

From: Nate Checketts [<mailto:nate@rhone.com>]
Sent: Wednesday, November 28, 2018 12:09 PM
To: Blessing, Ralph
Cc: Woods, David
Subject: Woodland Pacific Site Plan Approval

Members of the Stamford Planning & Zoning Boards:

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Thank you,

Nate Checketts

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Sent: Tuesday, November 27, 2018 3:44 PM
To: Blessing, Ralph
Cc: Woods, David
Subject: Woodland Pacific Site Plan Approval

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Maureen

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Property Manager
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Stamford, CT 06902
O: (203) 920-4270
PostmarkMGR@Pinnacleliving.com
www.postmarkapts.com

R-HD District Text Amendment

November 2018



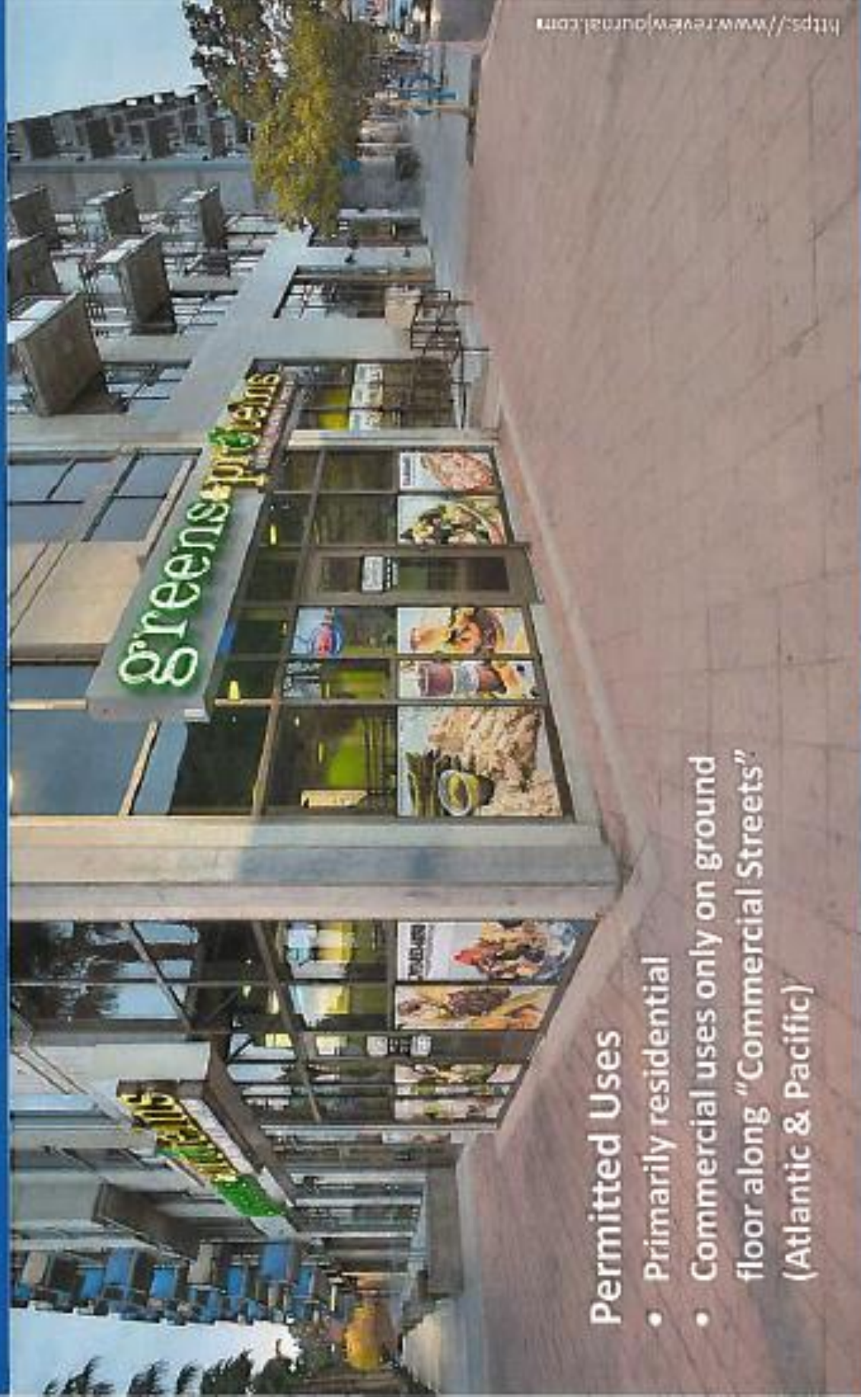
LUB

City of Stamford Land Use Bureau

General Principles

- Flexible District, depending on underlying and neighboring MP categories
- Stepping down to lower density neighborhoods
- Within MP density limits for Cat 5 and 9, in keeping with South End Study
- Pedestrian friendly, lively streetscape
- Foster excellent urban design

Uses

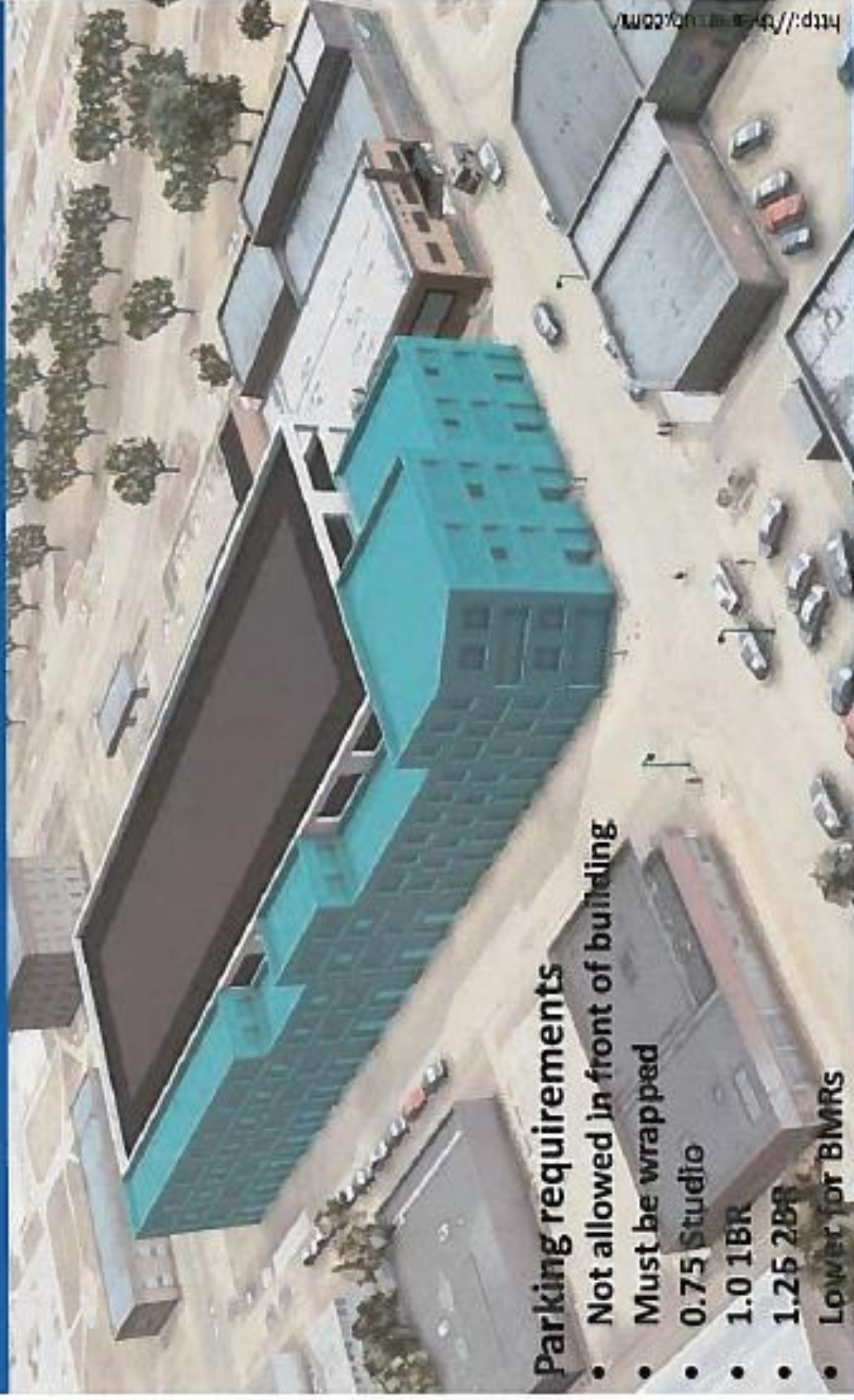


Permitted Uses

- Primarily residential
- Commercial uses only on ground floor along “Commercial Streets” (Atlantic & Pacific)

<https://www.reviewjournal.com>

Parking



Parking requirements

- Not allowed in front of building
- Must be wrapped
- 0.75 Studio
- 1.0 1BR
- 1.25 2BR
- Lower for BMRS

Urban Design

- Design guidelines for sidewalks (min. 10'-15' wide)
- Street tree planting requirement
- Ground floor design
- Building and site plan guidelines (materials, façade variation, roof lines...)
- Public open space requirement for large lots (10%), impervious surface requirements
- Open space requirements for residents



R-HD on small lots (less than 1 acre)

Example: 5,000 sf lot
= 13 units
= 13 spaces

Base (min 5,
max 5 stories)

Max building envelope
(7 stories with 10'
setback at 5 stories)

Max FAR (2.5
w/o, 2.75 with
BMR)

30' rear
yard

5' planted
buffer

Res ground floor
2' elevated

Sidewalk
10' min

Required
street tree
(1 per 40)

Street (non-commercial)

R-HD on Large Lots (1+ acres)

