

**THE ZONING BOARD WILL CONDUCT A "SPECIAL"
MEETING ON TUESDAY MAY 22, 2018, AT 7:00PM ON
THE 4TH FLOOR, CAFETERIA, GOVERNMENT CENTER
BUILDING, 888 WASHINGTON BLVD., STAMFORD, CT**

***All Applications are available for review in the Land Use Office:
Monday – Friday 8am – 3pm***

REGULAR MEETING

PENDING APPLICATIONS

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| <u>Start Time</u>
7:00pm | 1. <u>Application 217-01-HIGH RIDGE REAL ESTATE OWNER LLC –c/o Agent Lisa
Feinberg, Carmody Torrance Sandak & Hennessey, 707 Summer Street, Stamford, CT –
Text Change.</u> |
| <u>Start Time</u>
9:00pm | 2. <u>Application 217-48 HP GATEWAY LAND LLC, 400-440 Washington Blvd., Text
Change,</u>
3. <u>Application 217-16MOD HP GATEWAY LAND LLC, 400-440 Washington Blvd, Site
& Architectural Plans and or Requested Uses, Special Exception, General Development
Plan and Coastal Site Plan Review.</u> |

ADJOURNMENT

Zagenda 52218

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MINUTES OF THE ZONING BOARD "SPECIAL"
MEETING ON TUESDAY MAY 22, 2018, 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), William Morris, Joanna Gwozdzowski and Keith Silver (Alternate). Present for staff: Ralph Blessing, Land Use Bureau Chief and Vineeta Mathur, Associate Planner.

Chairman Mills called the meeting to order at 7:05 pm.

Mr. Silver was seated in Ms. McManus's absence.

REGULAR MEETING

PENDING APPLICATIONS

1. Application 217-01-HIGH RIDGE REAL ESTATE OWNER LLC -c/o Agent Lisa
Feinberg, Carmody Torrance Sandak & Hennessey, 707 Summer Street, Stamford, CT -
Text Change.

Chairman Mills read application 217-01 into the record and stated that this is not a public hearing therefore no member of the public or the applicant will be allowed to speak.

Mr. Blessing addressed the audience and stated that tonight's meeting will be a discussion of the Text Change which would affect C-D zones throughout the city. He then gave a brief context for this text change which is to address the high vacancy rates in office parks throughout the city including High Ridge office park. He went through some of the comments from other departments and the discussion the Zoning Board had with Jim Minor on May 21st 2018. He noted that Jim Minor confirmed that the Zoning Board has the ability to impose strict guidelines both as part of the text change process and in particular with the Site Plan and Special Exception approval process.

Mr. Blessing stated that the proposed Text Change will establish Gymnasium and Physical Culture Establishment as a Special Exception Use in C-D districts, which means that the development has to go through an additional step for approvals with the Planning Board and Zoning Board at which point Boards can impose additional controls for that use if they deem them necessary to protect the neighborhood. He gave the Zoning Board the highlights of the standards that the Text Change establishes for this use.

Chairman Mills thanked Mr. Blessing for his presentation and then he turned to the Board for their thoughts and concerns. The Board continued their discussion from the previous meeting and focused in particular on the following:

- The Planning Board's letter dated February 28, 2018 and the clarification email from Planning Board Chair dated April 26, 2018.
- Noise / Outdoor activities
- Lighting
- Traffic
- Buffer to residential areas

The Board then went through each section of the Text Change.

Following a very long and detailed discussion Mr. Silver move to approve application 217-01 with changes as discussed tonight, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski & Silver).

Chairman Mills and Secretary Stein addressed the audience and explained that this approval was only for a Text Change to the C-D Zone regulations and that if and when the developer comes back before the Board with a Special Exception & Site Plan application the public will again have an opportunity to express their concerns.

ADJOURNMENT

Ms. Gwozdzowski moved to adjourn the meeting at 9:15pm, seconded by Mr. Silver and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski & Silver).

Respectfully submitted,

David Stein, (Secretary)
Stamford Zoning Board

ZB PH041618

NOTE:

These proceedings were recorded on video and are available for viewing through the City of Stamford's web page – www.stamfordct.gov.

There proceedings were also **audio tape** recorded 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.