

STAMFORD PLANNING BOARD
APPROVED MINUTES - WEDNESDAY, JANUARY 2, 2019
REGULAR MEETING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Michael Buccino, Jennifer Godzeno (arrived at 6:40 p.m. / left at 9:15 p.m.) and Michael Totilo. Alternates: Claire Fishman, William Levin and Roger Quick. Present for staff: David W. Woods, PhD, AICP, Deputy Director of Planning.

Ms. Dell called the meeting to order at 6:30 p.m. and introduced the members of the Board and staff present and introduced the first item on the agenda.

Ms. Dell began by explaining that the stenographer had not arrived yet for the Planning Board discussion on the Master Plan Amendment and it may not be the second item on the agenda as the Board would like to have that discussion officially recorded. Ms. Dell stated the two Zoning Board referrals would be taken out of order to allow time for the stenographer to arrive and setup. Ms. Dell reminded those in attendance that the public portion of the Public Hearing was closed and no further public input would be allowed but that any letters submitted between November 27, 2018 and today would be included for the record. (*Attachment #1*)

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

STREET PATCH & RESURFACING - PROJECT #C56182: Paving contributions related to water main installation projects completed by Aquarion Water Company in 2018. The contributions are associated with the following streets: Orchard Street, Taff Avenue, Homestead Avenue, Schuyler Avenue, Stillwater Avenue, Newfield Avenue and Berrian Road. The contributions cover costs for milling, paving (2 inches), line stripping, traffic control, inspection and the administrative fee requested by the City of Stamford. Unit costs were based on the City of Stamford 2018 paving contract and a 5 to 7% increase to account for any changes to costs that could be incurred by the City during paving in 2019. After a brief discussion, Mr. Levin recommended approval of the Capital Project Closeout Recommendations for Project #CP3680 & #CP7150 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Tepper and Totilo).

Ms. Dell called for a motion to bring forward the two Zoning Board referrals. Mr. Tepper made a motion to bring forward ZB Referral Application #218-63 and #218-47; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

ZONING BOARD REFERRALS:

1. ZB #218-63 - RICHARD W. REDNISS (22 1ST CORP.) - Text Change: Applicant is proposing to amend Appendix B, Footnote 23 by adding Item (9) to amend Special Exception standards related to hotel use in CC-N District when incorporating historic buildings. Mr. Richard Redniss, of Redniss & Mead, will make a brief presentation (no more than 10 minutes) on the applicant's proposal to amend Appendix B, Footnote 23 by adding Item (9) to amend Special Exception standards related to hotel use in CC-N District when incorporating historic buildings. The application includes Demonstration Site plans for 160 Atlantic Street - the former First County Bank building that abuts Veterans Memorial Park. After a brief discussion, Ms. Godzeno recommended *approval* of ***ZB Application #218-63*** with the recommendation the proposed change to Appendix B, Footnote 23(9)(a) "façade features including balconies and façade articulation, but excluding other occupiable Floor Area, may extend over any public property" be moved to Footnote 23(4) and that this request is compatible with the neighborhood and consistent with Master Plan Category #11 (Downtown); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

2. **ZB #218-47 - MR. & MRS. MATTHEW REINHARD - 32 PULASKI STREET - Site & Architectural Plans and/or Requested Uses, Special Exception and Coastal Site Plan Review:** Applicant is requesting a Special Exception pursuant to Section 7.3 (Bonus for Historic Buildings) to convert the first floor warehouse into residential. Property is located within the R-MF Zone. The applicant is requesting an historic building bonus as per Section 7.3 to convert a first floor warehouse into residential space at 32 Pulaski Street. After a brief discussion, Mr. Tepper recommended approval of ZB Application #218-47 and that this request is compatible with the neighborhood and consistent with Master Plan Category #14 (Open Space - Public Parks); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

PLANNING BOARD DISCUSSION - MASTER PLAN AMENDMENT:
(Continued from the November 27, 2018 Public Hearing)

Ms. Dell opened the discussion on Master Plan Amendments #MP-432 (The Strand/BRC Group, LLC; 5-9 Woodland Avenue, LLC; Woodland Pacific, LLC and Walter Wheeler Drive SPE) and #MP-433 (The City of Stamford Planning Board) and explained that this is a continuation from the Public Hearing held on November 27, 2018 where the applicants presented their proposals and the public was allowed to come before the Board. Ms. Dell stated again that the public portion of the hearing was closed at that time and no further input from the public would be allowed and this would be a discussion for the Planning Board only. The Alternates would be included in the initial discussion but once it has been decided no further discussion is required from the entire Board that portion would be closed and any final discussion for rendering a decision would be limited to the five voting members. Dr. Woods made a brief presentation summarizing both applications.

Ms. Dell mentioned stated that at the November 27, 2018 Public Hearing Mr. Robert Katchko, owner of 43 Woodland Avenue (Property A), had requested to remain in Master Plan Category 4. In addition, Mr. Carmine Tomas, owner of the building at 701 & 705 Pacific Street, who had spoken at the November 27, 2018 Public Hearing, and was asked by the Planning Board if he would like to remain in Category 6 or be included in the change to Master Plan Category 5. Ms. Dell asked Mr. Tomas to clarify if he would like to remain in Master Plan Category 6.

Ms. Dell began the discussion on Master Plan Amendments #MP-432 & #MP-433.

The first element the Planning Board discussed was whether to include all of the properties in the Master Plan, which is a 10 year projection, and not omit any of the parcels.

The Planning Board discussed both Amendments as they are companion applications. However, the Board's recommendation for approval was separate.

After approximately two (2) hours of discussion, the Board reached a consensus on the following:

- a. All parcels are included in the block as surrounded by Atlantic Street, Woodland Avenue, Pacific Street and Walter Wheeler Drive. This includes 43 Woodland Avenue and 701 & 705 Pacific Street;
- b. The Board concluded that Master Plan Category 9 (Urban Mixed-Use) with a density of 162 units per acre was too intense for this area where the Board has consistently argued is an area that should have a clear step-down from the Harbor Point development, and
- c. The Board concurred (mostly) that instead of Master Plan Category 5 & 9 for the parcels requested the Board adopted Master Plan Category 5 for all of the parcels and rejected the request by the applicant to amend Parcel V to Master Plan Category 5 from Master Plan Category 9.

Upon completion of the discussion, the Planning Board made two (2) motions of approval; one for each application.

1. **MASTER PLAN AMENDMENT #432 - 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 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). After considerable discussion, Mr. Tepper *approved* Master Plan Amendment #MP-432; Mr. Buccino seconded the motion and passed with eligible members voting, 4-0-1 (Dell, Buccino, Tepper and Totilo / Godzeno Abstained).

2. **MASTER PLAN AMENDMENT #433 - STAMFORD PLANNING BOARD - 701 & 705 PACIFIC STREET; 13 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). After considerable discussion, Mr. Tepper *approved* Master Plan Amendment #MP-433; Mr. Buccino seconded the motion and passed unanimously with eligible members voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA #001-19 - STORAGE WORKS, LLC - 370 WEST MAIN STREET - Variance of Table II, Appendix A and Section 12-I:** Property contains an existing 5-story building totaling approximately 59,000 sq. ft. of Zoning Floor Area (62,335 sq. ft. Gross Floor Area per Tax Assessor records) with a mix of uses including storage/warehouse, amusements, office, retail and a Police substation. Applicant is proposing to convert the majority of the building to a self-storage use and maintain the existing occupied retail space and the Police substation. Applicant is requesting: (1) allowance to use #164.1 (Self-Storage Facility) in the C-L Zone; and (2) allow the continued use of the R-5 portion of the property for parking in support of commercial uses located in the existing building on the same lot.

Property contains an existing 5-story building totaling approximately 59,000 sq. ft. of Zoning Floor Area (62,335 sq. ft. Gross Floor Area per Tax Assessor records) with a mix of uses including storage/warehouse, amusements, office, retail and a Police substation. Applicant is proposing to convert the majority of the building to a self-storage use and maintain the existing occupied retail space and the Police substation. Applicant is requesting: (1) allowance to use #164.1 (Self-Storage Facility) in the C-L Zone; and (2) allow the continued use of the R-5 portion of the property for parking in support of commercial uses located in the existing building on the same lot. By reducing the parking requirement of the building by over 75%, the proposed Self-Storage use will eliminate an existing parking nonconformity of 65 spaces, as well as include other aesthetic enhancements to the site and building facades.

After a brief discussion, Mr. Buccino recommended *approval* of **ZBA Application #001-19** and that this is compatible with the neighborhood and consistent with Master Plan Category #6 (Commercial - Neighborhood); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Fishman, Levin and Tepper).

2. **ZBA #002-19 - JOHN LeBOUTILLIER - 2285 SHIPPAN AVENUE - Variance of Article III, Section 6-A:** Applicant owns a single-family home with detached garage and is proposing to install an in-ground pool adjacent to an existing stone patio. Applicant is requesting permission for an accessory structure (in-ground pool) in a front yard. The proposed pool will meet all setback requirements. Applicant owns a single-family home with detached garage and is proposing to install an in-ground pool adjacent to an existing stone patio.

Applicant is requesting permission for an accessory structure (in-ground pool) in a front yard. The proposed pool will meet all setback requirements. The property sits at the southerly terminus of Shippan Avenue and is situated such that the area historically used as a backyard faces the technical right-of-way but not the roadway itself.

After a brief discussion, Mr. Quick recommended *approval* of **ZBA Application #002-19** and that this is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single Family); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Quick and Tepper).

3. **ZBA #003-19 - 93 RESEARCH DRIVE, LLC - 93 RESEARCH DRIVE - Motor Vehicle:** Applicant is seeking to re-establish a used car dealership and automobile services facility. Previous application was approved on November 2, 1994. There have been no changes in parking or site plans since that approval.

This appears to be an acceptable use in a light manufacturing zoned district. The only caveat is that it is directly across the street from multifamily housing developments. After a brief discussion, Mr. Tepper recommended *approval* of **ZBA Application #003-19** with the following recommendations: (1) the applicant keep regular business hours; (2) prohibit the operation of a car wash and (3) prohibit the operation of an auto body painting shop and that this is compatible with the neighborhood and consistent with Master Plan Category #13 (Industrial - General); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Quick and Tepper).

4. **ZBA #004-19 - ANTONIA & GIOVANNA CORRETE - 10 ORCHARD STREET - Motor Vehicle:** Property contains an existing one-story industrial building consisting of 2,098 sq. ft. that is presently used as a service garage. Applicant is seeking to continue use under new ownership primarily as an automobile repair facility with incidental automobile sales.

This is a continuation of an existing use for a Motor Vehicle license. After a brief discussion, Mr. Tepper recommended *approval* of **ZBA Application #003-19** with the following recommendations: (1) the applicant keep regular business hours; (2) prohibit the operation of a car wash and (3) prohibit the operation of an auto body painting shop and that this is compatible with the neighborhood and consistent with Master Plan Category #4 (Residential - Medium Density Multifamily); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Fishman, Quick and Tepper).

5. **ZBA #005-19 - MARIA MURPHY - 625 WEBBS HILL ROAD - Variance of Table III, Appendix B:** Applicant owns a single-family residence which will continue as same. Applicant is proposing to replace the entire second floor within the existing foot print. The structure is pre-existing and non-conforming as per Section 10 (Non-Conforming Uses). A significant portion of the residence extends into the required rear yard. Applicant seeks relief from the 60 ft. required in an RA-1 Zone in order to build the second floor over the existing footprint. Applicant is requesting a 22.5 ft. rear setback in lieu of the 60 ft. required.

This is a house built prior to Zoning with existing setbacks and is a legal nonconforming use. However, in order to add a second story addition to this house within the existing footprint, the applicant is required to get a variance for the legal nonconforming setback.

After a brief discussion, Mr. Quick recommended *approval* of **ZBA Application #005-19** and that this is compatible with the neighborhood and consistent with Master Plan Category #1 (Residential - Very Low Density Single Family); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Quick and Tepper).

PLANNING BOARD MEETING MINUTES:

11/27/18: After a brief discussion, Mr. Buccino moved to recommend approval of the Planning Board Minutes of November 27, 2018; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Tepper, and Totilo).

11/28/17: After a brief discussion, Ms. Fishman moved to recommend approval of the Planning Board Minutes of November 28, 2018; Mr. Buccino seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Fishman, Tepper, and Totilo).

12/11/18: After a brief discussion, Mr. Quick moved to recommend approval of the Planning Board Minutes of December 11, 2018; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Quick, Tepper, and Totilo).

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

January 29, 2019 - Public Hearing - Capital Budget

February 5, 2019 - Regular Meeting

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:45 p.m.

Respectfully Submitted,

Jennifer Godzeno, Secretary
Stamford Planning Board

NOTE: These proceedings were recorded on video only as there were technical difficulties with the audio recording equipment 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.

ATTACHMENT #1

18 Pgs.

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 Road 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.

I support the plan proposed by BLT to redevelop the former B&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.

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

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:

I support the plan proposed by BLT to redevelop the former B&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.

Maureen

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:

I support the plan proposed by BLT to redevelop the former B&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,

Nate Checketts

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 and 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&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.

Michael and Hannah Gorman
Remedy Bodyworks
Revel Catering

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&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: 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 of the school community, this is nothing but good and approval of BLT's plan to redevelop the former B&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 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: 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&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 provide 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: 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&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 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
www.weinbergproperties.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 a huge win for all involved!

I support the plan proposed by BLT to redevelop the former B&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.

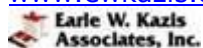
Please approve the pending applications, so that the site can be redeveloped.

Thank you.

Brad

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: 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: Pinot's Palette - Stamford [<mailto:stamford@pinotpalette.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&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.



Cheers,

Chad Smith
Owner | Chad@PinotsPalette.com | (c) 646.541.2586

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&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

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

*Estelle McCauley
Elizabeth McCauley
55 Fox Run Rd.
Norwalk, CT 08650*

December 27, 2018

Mr. Ralph Blessing
Land Use Bureau Chief
Stamford Government Center
888 Washington Boulevard, 7th Fl.
Stamford, CT 06901

Re: MP-433 for BLT Application for Amendment of Stamford Maser Plan for zoning changes to accommodate high rises along Pacific and Walter Wheeler Drive

Dear Mr. Blessing,

We are writing as property owners/landlords of 18 Walter Wheeler Drive (previously 18 Walnut Street) in Stamford, CT where for many decades we lived in the house built generations ago by our parents/grandparents. Although we no longer live in Stamford, we maintain the house, interior and exterior, and have it rented out to three families who have spent many years as tenant residents. In that regard, we have an overall interest in keeping the neighborhood as lovely and livable as possible from a personal standpoint as well as a responsibility to our tenants in light of the recent BLT proposals for zoning changes. Thus, we **do not** support the above-captioned initiative.

We are highly concerned about our property in light of the damage, cracks and resulting weakness that will occur structurally due to vibration and disruption of the earth caused by large excavating equipment such as been the case in other parts of town.

We support the initiatives of the NRZ regarding both historic preservation of what is left in the South End as well as quality of living/affordability for those who are long-time residents along with those who would want to make their home in the Harbor Point area. We attended the meetings (12-4-18 and 12-17-18) of the Planning & Zoning Board/CT Trust for Historic Preservation and concur with the concerns of residents ranging from traffic, open space, safety, parking, evacuation routing and overall concern for what the future of such high rises could mean. And there are many complaints from other residents about how long it takes in the morning to even get to the nearby highway.

Rewinding back, if you will, I (Estelle) recall the beautiful landscape of the South End going back to the 1920's to the 1950's, pre- and post-war America, where we enjoyed a cultural and vibrant neighborhood of community, centered around our Holy Name of Jesus Church, with activities at the Holy Name Athletic Club and a life centered around the waters of Long Island sound. The properties had backyards of sunshine and family life, vegetable and flower gardens, designed after small towns in Europe and a scape of fruit trees where nature was beautifully incorporated into daily life.

Of course, we worked in the neighboring companies such as Schick, Yale & Town and even the legendary Luder's Boat Yard. Fast forwarding to industrial progress in the name of property sales, came demolition and the massive building of Pitney Bowes resulting in obstruction of light and water views along with most of the street becoming parking lots. Although PB tried to be good corporate neighbors in terms of planting flowering shrubs and landscaped lawns where possible, many residents moved away and daytime shadows turned into a lonely feeling encased by brick and concrete and a sketchy feeling of not being safe enough to walk around the block at times.

I (Elizabeth) recall having parking lots as my playground along with my cousins, walking through them to school, riding our bikes, going to the strand waterfront, dyke park and then always having the joy to return to the brightness of the family yard and all the gardens and joy that was growing there, as well as sitting on the front porch with a cool breeze on a hot night.

So when the initial proposal for development came through years ago, we had some skepticism as to the heights of the proposed buildings but had reassurance that the neighborhood would be improved to the point of opening up the waterfront for public use and creating a "tourist" feeling such as Faneuil Hall comparable to Boston Harbor with

boardwalks and restaurants and even more as the possibilities seemed endless for making the south end a place that all could enjoy. It was an incredible feeling of light and hope when Pitney Bowes got torn down, and we could actually see the water again with sweeping views for everyone who drove through! As we know, that was short lived and quickly changed when the high rises were constructed and again blocked and took away the feeling of a potential neighborhood whereby this section of Long Island Sound could have become a haven of beauty and charm after so many years of supporting industry. We and our tenants were especially disappointed when the last building went up so close to the sidewalk and so high on the corner of Walter Wheeler and Atlantic taking away yet more of a light and open feeling. Not an attractive building, especially with the constant opening and closing of the automated garage doors as tenants enter and leave.

While we do agree that the boardwalk area is a very beautiful improvement, it is still mainly enjoyed by those who live at the highest heights paying the highest rents. Thus, it is a world unto itself where the light gets absorbed but not refracted and shared out with the rest of the community who live down there. It is a relief that some open space was left for the Commons Park walkthrough, and we were pleased to see the remainder of the open space left on Walter Wheeler becoming a recreational spot for the very many dogs who now reside in Harbor Point whereby residents have a place to bring them away from non-pet owners.

Although we do not live there now and our days are not personally affected, it is an undeniable scenario that putting up higher than ever high rises along Walter Wheeler and Pacific Streets would take away the final rays of light and quality of life with there being no views whatsoever except for another building. Over time as the transient residents come and go, there is no telling what the section will turn into and that is one of the fears. While it is too late for the look of most of the area and buildings from an aesthetic standpoint, let's be sure to use this final opportunity to be sensitive to those who call the South End their home rather than stuffing people and cars into small square footage high rises for the purpose of collecting taxes from quick, short-term population growth. What is needed is to bring the vision back to a balance of mixed uses focusing on open, recreational space.

Where does it end, when does quality of life become a priority? And would the zoning change proposers want to call the newly resulting city scape their home as I am sure they are living in areas where there is community and open spaces? Let's keep trying to make the South End an area to be proud of using interesting, historical touches with architectural appeal (i.e. making a commemorative garden using Pitney Bowes bricks with a perhaps a community vegetable/flower garden surrounded by flowering trees) with interesting and varied retail offerings. Not just trees placed artificially in concrete. And create a lower level housing community where dwellers can buy and own their units.

All to honor those who came before, respect those who are here now and draw in those who have yet to come where good memories can be made and all can feel a good sense of contentment of a job well done with varied housing options. This would be in keeping with one of the missions of the Land Bureau which is to provide environmental protection vs. looking at Stamford as caring solely about the bottom line – a bottom line that does not do justice to lowering of taxes for long time property owners or provide benefits to other city dwellers except for putting more dollars in the pockets of large conglomerates. .

As a final note, I am helping out with some current petitions on behalf of the Historic Preservation Group and while the signers believe in the initiatives, there is a sour element to their sentiment in that, hey this is not going to matter, the big guy always gets his way, Stamford does not care , proximity to railroad station. . . . And thus. But those of us, who do care, will keep up the crusade.

Attached is a photo that shows the last bit of daylight that the residents in the multi-family homes would see, and we are hoping that they can keep the natural views of the sky and joy of open space.



In the words of Ziggy Marley

*No sun will shine in my day today
The high yellow moon won't come out to play
Darkness has covered my light
and the stage my day into night
Now, where is this light to be found?
Won't someone tell me 'cause sweet life
Must be somewhere to be found for me
Instead of a concrete jungle
Where the living is harder
In a concrete jungle*

Thank you very much for your consideration.

Sincerely,

Estelle and Elizabeth McCauley

Estelle and Elizabeth McCauley

Cc: Theresa Dell – Chairman of Planning Board, Stamford, CT
(please cascade to all members of Planning Board)

From: Robert Katchko [mailto:bobkatchko@yahoo.com]
Sent: Wednesday, January 02, 2019 11:53 AM
To: Woods, David; Capp, Lesley; Leslie Boden
Subject: Fw: B&S Carting Site

Good Morning,

Attached is my letter against the Text Change for the B&S Carting site which I am forwarding for the record.

Dear Mr. Woods:

I am a longtime resident, member of the South End NRZ and a property owner in the South End. I am against the proposed text changes for Woodland and Pacific for the following reasons:

1. The text changes goes against the South End Strategic Plan which emphasize the height of buildings being developed in the South End so that they would blend in with the existing businesses or houses surrounding the development. The proposed text change would allow the development of a 15 to 22 story building in the middle of the community causing even more congestion due to the number of high risers already being built on such a small peninsula with only 3 ways in or out. Parking which is already an issue would become an even bigger problem due to the number of new tenants and guests parking on the street and taking away parking from the existing residents and businesses.
2. The development of high risers by way of text changes reduces the chances of homeownership in the South End due to the housing stock being demolished to make way for parking garages, and proposed roads that would lead to the new developed high risers. Since the South End is conveniently within walking distant to the transportation center, the question arises why is there such a need for more road ways when the city is looking at ways for traffic calming for pedestrian safety.

We understand that the proposed text change is broad and relates only to unit density, but we ask that the Planning and Zoning Board continue to be engaged take into consideration the public comments from residents when considering future planning as it may relate to things like architectural design, traffic, parking, and other City infrastructure. With this in mind I ask that the B&S site remain zoned as is so the development can be aligned with the Strategic Plan which proposes future stability by way of moderate height townhouses & condominiums for the working class that will blend in with the surrounding businesses and houses.

Thank You

From: barney [<mailto:sheilabarney@optonline.net>]

Sent: Wednesday, January 02, 2019 11:48 AM

To: Woods, David; Dell, Theresa; Blessing, Ralph; davidstein@optonline.net

Cc: Robert Katcho; Carmine; Sue Halpern; Terry Adams; Irene Toigo; mccauleyeliz3@yahoo.com

Subject: B&S Carting Site

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Thank You
Sheila Barney