

**STAMFORD PLANNING BOARD  
APPROVED MINUTES - TUESDAY, APRIL 19, 2016  
PUBLIC MEETING - BOATYARD  
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA  
888 WASHINGTON BLVD., STAMFORD, CT**

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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Claire Fishman, Secretary; Jennifer Godzeno; Jay Tepper, Vice Chair and Michael Totilo. Alternate: William Levin. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner.

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

**PLANNING BOARD MEETING MINUTES:**

**Meeting of 4/12/16:** After a brief discussion, Mr. Totilo moved to recommend approval of the Planning Board Minutes of April 12, 2016; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Fishman, Godzeno, Levin, Tepper and Totilo; Ms. Dell was absent on 4/12/16).

Ms. Dell then welcomed everybody and introduced the following eight revised items that were the focus of the meeting which are referrals to the Zoning Board.

**PRESENTATION BY BLT & PLANNING BOARD DISCUSSION:**

1. **APPL. #216-03 - SOUTHFIELD PROPERTY, LLC - Text Change:** To amend Designed Waterfront Development District Regulations regarding minimum front yard to not exceed 25 feet.
2. **APPL. #215-02 - THE STRAND/BRC GROUP, LLC - Text Change:** To Amend SRD-S (Harbor Point) Regulations to increase permitted non-residential (FAR) from 0.20 to 0.23.
3. **APPL. #215-03 - THE STRAND/BRC GROUP, LLC - Washington Blvd./Bateman Way - Amend General Development Plan (GDP):** To amend the GDP for Harbor Point by replacing the note on the plan to read “Block P7 Permitted Uses: Office and Retail, Public Access, Marina, Parking” and amending the wording of Condition #7.
4. **APPL. #215-04 - SOUTHFIELD PROPERTY, LLC - Text Change:** To Amend DW-D standards regarding maximum building height, minimum front setback, retention of existing structures and exemption of Water Dependent Uses from the calculation of building coverage, ground coverage, public access, preservation of visual resources and landscaping.
5. **APPL. #215-05 - WATERFRONT OFFICE BUILDING, LP - 62, 68 & 78 Southfield Avenue - Map Change:** To rezone 8.15 acres of property from CW-D to DW-D, for property known as Stamford Landing.
6. **APPL. #215-06 - SOUTHFIELD PROPERTY, LLC & WATERFRONT OFFICE BUILDING, LP - 28, 46, 62, 68, 78 Southfield Avenue & 2 Selleck Street - Special Permit, General Development Plan and Coastal Site Plan Review:** To construct 261 units of housing and a boatyard and marina with public access uses on 13.4 acres in a DW-D zone.
7. **APPL. #215-07 - SOUTHFIELD PROPERTY, LLC & WATERFRONT OFFICE BUILDING, LP - 28, 46, 62, 68, 78 Southfield Avenue & 2 Selleck Street - Final Site and Architectural Plans & Requested Uses, Special Exception and Coastal Site Plan Review:** To construct 261 units of housing and a boatyard and marina with public access on approximately 13.4 acres in a DW-D zone.

**8. CSPR-978 - WATERFRONT MAGEE, LLC - 205 Magee Avenue:** To establish a boat storage and repair yard on 3.5 acres in an M-G zone.

Mr. John Freeman of BLT made a presentation to the Board discussing each item and explaining the extensive revisions made. (*Attachment #1*)

Ms. Dell then led questions from the Planning Board.

**PUBIC COMMENTS:**

***Public comments started at approximately 8:30 p.m.***

Ms. Dell called upon the prescheduled speakers from the attached sign-in sheet (*Attachment #2*), who also handed in copies of their comments on the Applications to the Board, as follows:

- **Virgil de la Cruz, Board of Representatives - District 2:** Representative de la Cruz read into the record the letter dated March 11, 2016 to Norman Cole, Land Use Bureau Chief, that he and Representative Elaine Mitchell, Board of Representatives - District 2, wrote outlining two major concerns: (1) creating a boardwalk connection across the boat launch by pedestrian drawbridge; and (2) their contention that the road traversing from Davenport Landing to Selleck Street must remain as a relief valve to traffic on Southfield Avenue. (*Attachment #3*)
- **Randy Dinter:** Outlined the case on why the City should deny this application and continue to enforce Condition #7 on the original General Development Plan (GDP). (*Attachment #4*)
- **Thomas Dougherty:** Worried about the size of the development and added traffic to the Waterside neighborhood. (*Attachment #5*)
- **Carolyn Goldenberg:** Declined speaking since Randy Dinter's presentation covered the issues she planned to address.
- **Carol Ann McClean:** Ms. McClean stated in her opposition to the plan as presented that this was "a failed plan and should be on only one site; returned to the 14-acres."
- **Barry Michelson:** Neither the Master Plan nor the Zoning Code allows for a boatyard to be located off the 14-acre site, which is in the SRD-S zone (South End Redevelopment District, South). Mr. Michelson stated that the SRD-S Zone allows for "the appropriate redevelopment of significant waterfront properties, while giving highest priority and preference to water-dependent uses and meaningful public access on waterfront site, consistent with the policies of the Connecticut Coastal Area Management Act. This also provides protection and encouragement of existing and new water-dependent uses and their essential supporting uses." (The Master Plan) (*Attachment #6*)
- **Maureen Boylan, Save Our Boatyard:** Discussed the issues relating to certain proposals to enhance the boatyard off of the 14-acres which she found totally unacceptable. Ms. Boyle also questioned whether the Boatyard on Davenport Landing would be too small to service the region or would Hinckley decide it was not economically viable and close its operation such as what recently happened at the Barnegat Bay Marina in New Jersey. (*Attachment #7*)
- **Kevin Dailey, McMichael Yacht Brokers:** Laid out another point-by-point case against any boatyard not on the 14-acre site. Mr. Dailey questioned the accuracy of the Market Study given that boats throughout the region are getting larger. (*Attachment #8*)
- **Mel Goldenberg:** Declined to speak since Randy Dinter's presentation covered the issues he planned to address.

- **William Krasnor:** Discussed the importance of allowing large scale boats such as his very large sailboat, which only a yard like Brewers' Yacht Haven West could provide, and the 14-acre site always served as a regional facility not just a Stamford facility which neither the Applicant's nor the City's study adequately addressed.

Ms. Dell asked if anyone else wished to speak who had not signed up. Hearing no response from the audience, she announced that the hearing would remain open until Friday, April 22, 2016 at 2:00 p.m. and invited all the speakers and anyone else who wished to submit comments, in writing, to Dr. Woods to be presented to the Planning Board prior to the May 3, 2016 decision to the Zoning Board. Below is a listing of the materials received after the conclusion of the meeting:

- **Damian Ortelli, Chairman, Stamford Harbor Management Commission:** Comments regarding the application for the Davenport Landing site. (*Attachment #9*)
- **Regina & Michael Kirshbaum:** Email in support of Davenport Landing. (*Attachment #10*)
- **Dick Gildersleeve:** Letter in support of BLT's proposal. (*Attachment #11*)
- **Paul Norton:** Email in support of Davenport Landing. (*Attachment #12*)
- **Jack Condlin, President & CEO, Stamford Chamber of Commerce:** Letter in support of BLT's proposal. (*Attachment #13*)
- **Rives Potts, President, Brewer Yacht Yard Group (submitted by Kevin Dailey):** Documents showing a comparison of services offered at Brewer Yacht Haven West vs. services presented in the BLT proposal. (*Attachment #14*)

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

4/26/16 - CANCELLED

5/3/16 - Boatyard Referral/Decision

5/10/16 - Public Hearing & Regular Meeting

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 10:00 p.m.

Respectfully Submitted,

Claire Fishman, 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.