

STAMFORD PLANNING BOARD  
REGULAR MEETING MINUTES  
TUESDAY, APRIL 16, 2013  
7<sup>TH</sup> FLOOR LAND USE CONFERENCE AREA,  
GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

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Stamford Planning Board Members present were: Theresa Dell, Chairperson, Roger Quick, Claire Fishman, Dudley Williams, Zbigniew Naumowicz and Jay Tepper. Present for staff was Todd Dumais, Principal Planner and Erin McKenna, Associate Planner.

Mrs. Dell opened the Regular Meeting at 7:00pm and announced that Alternates, Mr. Tepper and Mr. Naumowicz would be seated as regular voting members for absent Regular Member Totilo.

***Zoning Board Referrals:***

1. **ZB App. 213-09 – Richard W. Redniss - Text change**, to Amend Article II, Section 3A to add a new definition 48.5 Hotel or Inn, Extended Stay and to Amend Appendix A, Table I by adding use #27.5 for Hotel or Inn, Extended Stay marked “B” in the CC-N district and to Amend Appendix B, Footnote #23.
2. **ZB App. 213-10 – Seaboard Hotels LTS Associates, LLC**, requesting approval of a special exception and site and architectural plans to construct a large scale development consisting of a 121,300 s.f., seven-story extended stay hotel containing, 131 guest rooms, publicly accessible lobby area, ground floor retail, 99 parking spaces, landscaping and amenities for properties having addresses of 23-25, 35 and 37 Atlantic Streets and located in the CC-N district
3. **ZB App. 213-11 – Seaboard Hotel Associates, LTS, LLC** requesting approval to amend Zoning Board approval of application 201-13.

Mrs. Dell said she'd take all three applications together. Mr. Dumais described the general history and site layout.

Attorney William Hennessey explained the site, building program and plans that have been approved. He introduced the development team and described the surrounding building. Tom Rich proposed a plan in 2009 for a traditional hotel with a valeted elevator garage system and not an extended stay hotel like the current application. The approvals for the old application remain current and Attorney Hennessey provided examples of the building façade and elevations. The new proposed application will be for an extended stay hotel with a building more in scale with the surrounding buildings and having a more traditional, classical architecture. The ground floor will not have a typical restaurant but will be opened during the morning and day. The building will contain 131 units, parking behind the building with 59 spaces on site.

Mr. Williams asked if the two-story Citizen Bank building will stay? Attorney Hennessey said yes.

Mrs. Fishman asked if this will take the place of the apartment building? Attorney Hennessey said yes. Mrs. Fishman asked what's happening with the residents? Attorney Hennessey said they have already moved out.

Richard Redniss, member of the development team, explained that Seaboard owns everything and they want to move this forward. He took the Board through the three parts of the text change. They created a new definition for Extended Stay Hotels because of the FAR requirements between a commercial hotel and residential building. He reviewed FAR because prior to 1978 they didn't use this measuring tool but once implemented, they exempted residential as to not discourage parking. He described parking and the Courtyard Marriott actually parked closer to .5 spaces per room. They decided to count FAR with no exemptions above grade to 6.0; compared FAR by Zoning District and was previously approved for the Atlantic Hotel at 6.3, the Marriott Courtyard at 5.9, Summer House has 5.7 and the Residence Inn has 5.0. He reviewed bigger buildings done at 3.0 FAR and a smaller building at 6.0 FAR. He described parking studies showing demand at .5 but this building is being designed with .75 spaces per unit.

Mrs. Dell asked if a majority of people who come to stay don't have cars? Mr. Redniss said correct. Statistics around the country show .5 spaces is adequate. There's no downside to this building having a larger garage.

Mrs. Fishman expressed concern about Summer House utilizing the Courtyard Marriott parking. Mr. Redniss said they are using a 1 to 1 ratio and extra need could be accommodated elsewhere.

Mr. Quick said if you stay a night you wouldn't get a car but a businessman renting for 30 days would rent a car. Mr. Redniss said that's what they originally thought but statistics did not support this. Showed parking ratios similar at extended stay hotels across the country and ratios vary to .26 to .6 and then you take into account vacancies, it's an even lower ratio.

Mr. Tepper said these numbers don't work under existing regulations. Mr. Redniss said they looked at FARs by district and residential FAR is close to 10 in this zone.

Mrs. Dell asked to return to the parking issue. Mrs. Fishman asked where employees park? Mr. Redniss said they took all that into account. This building will be over-parked. The valet operator will be the same as the Courtyard.

Mrs. Dell asked if they are ready to go once approvals are done? Mr. Redniss said the difference here is they own all the properties.

Mrs. Fishman asked if they would ensure construction people were local residents? Mrs. Dell said the Boards would all be happy to see local people getting construction jobs.

Mr. Quick asked if this was LEED certified at any level? Greg Stanton said they'll get points toward certifications but not be LEED certified.

After further discussion, Mrs. Dell tabled a vote on these applications until the April 30 meeting.

#### ***Zoning Board of Appeals Referrals:***

4. **ZBA Appl. 027-13 – Robert Busby** requesting variance of Section 6A to permit a generator to be located in a front yard for a property having an address 42 Simsbury Road and located in a RA-1 District.

Mr. Dumais explained the application.

After further discussion, Mr. Tepper moved to recommend approval of the variance. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Fishman, Williams and Tepper).

5. **ZBA Appl. 032-13 – Huamani Margarita** requesting variances of front yard setbacks and building area, percent lot coverage to construct additions of an existing two-family home located at 50 Wardwell Street in a R-5 district.

Mr. Dumais explained the application.

After further discussion, Mrs. Fishman moved to recommend approval of the variance. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Fishman, Williams and Naumowicz).

***Subdivision:***

6. **Subdivision Application #3814 – M & M Goldblum Family, LLC** – request to modify condition #4 of the previously approved subdivision. The properties are located at 9 Orchard Street, a.k.a. 77 Selleck Street.

Attorney Lisa Feinberg discussed the modification for this application. She oriented the Board to the site, described how it was used as a construction yard for over a decade. She outlined the planting conditions along the eastern boundary of the property and explained the site difficulties, especially the retaining wall put in place to correct the drainage. The applicant is making an in-kind cash contribution to the City towards planting projects elsewhere. The Board agreed on the concept but uncomfortable on the amount. \$4,000 to be used at a park.

After further discussion, Mr. Quick moved to recommend approval of the subdivision. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Fishman, Williams and Tepper).

7. **Subdivision Application #3937 – Donal Bosak & Noelle Ward** – request to modify note #20 of the previously approved subdivision. The property is located at 431 Eden Road and 37 & 57 Old Well Road.

Mr. Dumais explained the application.

After further discussion, Mrs. Fishman moved to recommend approval of the subdivision. Mr. Naumowicz seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Fishman, Williams and Naumowicz).

***Planning Board Meeting Minutes:***

8. **Meeting of 4/9/13** - Mr. Tepper moved to approve the minutes as submitted. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Fishman, Williams and Tepper).

***New Business***

Mrs. Dell gave an update on the Board of Finance revisions to the Capital Budget.

Mr. Tepper lead a discussion with the Board on changes they'd like to see regarding parkland, Zoning, etc. for the Master Plan consultants.

There being no further business, Mrs. Dell adjourned the meeting at 9:00 pm.

Respectfully Submitted,

Clare Fishman, Secretary  
Stamford Planning Board

**Note:** These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7<sup>th</sup> floor of Government Center, 888 Washington Boulevard, during regular business hours.