

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, DECEMBER 6, 2021, AT 6:30 PM EST
THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Joanna Gwozdzowski, Rosanne McManus, Roger Quick, Richard Rosenfeld (Alternate) & Sarah Summons (Alternate).

Present for staff: Ralph Blessing, Land Use Bureau Chief & Vineeta Mathur, Acting Principal Planner.

Chairman Stein called the meeting to order at 6:30pm.

Chairman Stein stated that this meeting is being conducted through “Zoom” video conference. He then gave detailed instructions on how the meeting will be run including how to send in messages and when to speak. Attendees were instructed to use either the raise hand, question box, text message, email or phone call option to let the board know they would like to speak.

Chairman Stein turned the meeting over to Mr. Blessing for a quick announcement.

Mr. Blessing thanked the Board for all of their work and support of the Omnibus text change. He stated that last week we received an award for our affordability housing program from the Connecticut Conference of Municipalities. And that we are truly at the forefront of some progressive policies that have not been created elsewhere in Connecticut.

PUBLIC HEARING

PUBLIC HEARING CONTINUED FROM NOVEMBER 8, 2021

1. **Application 221-20- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change, -** Proposing as part of the Omnibus Text Change to Amend Section 9.G. (C-D Designed Commercial Districts) to streamline the C-D District Regulations and strengthen the review procedure for changes in use.

****Please Note: Changes related to General Development Plan, Group Day Care Homes and changes other than those related to C-D district have been removed from the proposed amendment.***

Chairman Stein read application **221-20** into the record.

Mr. Ralph Blessing, Land Use Bureau Chief, discussed the most recent changes to the text, and answered questions from the Board.

PUBLIC SPEAKERS

- Bridgett Fox – Chief of Staff for Mayor Simmons – Made a statement on behalf of the Mayor -In Favor
- Steve Garst – Stamford Neighborhood Coalition – Asking the Board to not vote tonight, had questions of the Board and made a statement.
- Susan Bell – 1476 Hope Street – Opposed
- Jeanette Billicznianski – 125 Idlewood Drive – Opposed
- Paula Waldman – 110 Old North Stamford Rd – Opposed
- Barry Michelson – Idlewood Drive – Opposed

Chairman Stein asked if there were any other public speakers through chat/text message /email/raised hands – there were none.

Mr. Blessing replied to the public speakers comments and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **221-20** has been closed.

PUBLIC HEARING CONTINUED FROM NOVEMBER 15, 2021

1. **Application 221-26 - West Avenue Industrial, LLC (the “Applicant”), 650 West Avenue (aka 419-650 West Avenue), Stamford, CT – Site and Architectural Plans and/or Requested Uses and Special Permit,** –Proposing to demolish 419A West Avenue (approx. 70,000 sq.ft) currently used as office space and construct a new 74,891± square feet building in the same general location to be used as flex-industrial space and associated offices. The sky bridge connecting 419A and 419B will be removed and there will be modest modifications to building 419B. There will be no changes to building 650 West Avenue. Property is located in the M-G Zone.

Chairman Stein read application **221-26** into the record.

NOTE: At the **November 15, 2021** Zoning Board meeting Mr. Quick stated that he is a client of Land Tech Civil Engineer and will be recusing himself from this application and vote.

William Hennessey along with Rachel Breslin of Carmody Torrance Sandak Hennessey representing the applicant introduced his team, continued his presentation and answered questions from the Board.

Chairman Stein asked if there were any public speakers through chat/text message /email/raised hands – there were none.

William Hennessey gave his closing statement.

Chairman Stein stated that the public hearing for application **221-26** has been closed.

PUBLIC HEARING

1. **Application 221-30- City of Stamford – Department of Economic Development, 888 Washington Boulevard, Stamford, CT, - Text Change**, - Proposing to add Section 9.U – University and Research Overlay District (UROD). The purpose of the new district is to foster Stamford’s position as a center of higher education and research. The text amendment lays down the criteria for future designation of the Zoning District, establish special development standards for university and research related uses and add associated definitions.

Chairman Stein read application **221-30** into the record.

Chairman Stein stated that this text change application is not being applied to any particular Location, rather it’s a text change which could be used in the future if there were a project and a location which was appropriate. Upon receipt of a future application for a specific location, the Zoning Board would be required to hold a public hearing and a vote on the use.

Ms. Gwozdziowski read the Planning Board recommendation letter dated **November 19, 2021** into the record.

Mr. Blessing gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Michael Moore – VP of Operations -DSSD – Has concerns for the uses for Hotels and Theaters that would be allowed outside of the downtown area – which the DSSD would not be in favor of.
- Sue Halpern – Elmcroft Road – Opposed
- Maureen Boylen – 61 Seaview Ave – Opposed
- Barry Michelson – Idlewood Drive – Opposed
- Cynthia Bowser – 30 Rose Park Ave – Opposed
- Jeanette Billicznianski -125 Idlewood Drive -Opposed
- Steve Garst – 1477 Hope Street –Opposed
- Susan Bell – 1476 Hope Street – Opposed
- Sheila Barney – 76 Ludlow Street –Opposed
- Debbie Journer – 235 West Main Street – Opposed
- Paula Waldman – 110 Old North Stamford Road – Opposed

Chairman Stein asked if there were any other public speakers through chat/text message /email/raised hands – there were none.

Mr. Blessing replied to the public speakers’ comments and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **221-30** will be continued to the **December 20, 2021** Zoning Board public hearing to be held at 6:30 via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **November 8, 2021:** After a brief discussion, a motion was made by Ms. Gwozdzowski for approval of the minutes as discussed and amended tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, McManus & Quick).
2. Approval of Minutes: **November 15, 2021:** After a brief discussion, a motion was made by Ms. Gwozdzowski for approval of the minutes as presented tonight, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Quick).

NOTE: Ms. McManus was not in attendance for the **November 15, 2021** meeting and therefore unable to participate in the discussion and vote.

REGULAR MEETING/PENDING APPLICATIONS

1. **CSPR 1119 –Brendan Panda, 58 Rodgers Road, Stamford, CT** - Applicant is proposing to construct an in ground swimming pool, spa and a patio. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1119** into the record.

Ms. Mathur presented the application to the Board and following a brief discussion, a motion was made by Ms. McManus for approval of **CSPR 1119** with the conditions prepared by EPB Staff, dated November 18, 2021 and conditions prepared by Engineering Staff, dated October 13, 2021, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, McManus & Quick).

2. **CSPR 1121 -Paul Gudas, 25 Ponus Avenue, Stamford, CT** - Proposing to demolish an existing single family dwelling and construct a two family dwelling along with associated driveway and patios. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1121** into the record.

Ms. Mathur presented the application to the Board and following a brief discussion, a motion was made by Gwozdzowski for approval of **CSPR 1121** with the conditions prepared by EPB Staff, dated November 12, 2021 and conditions prepared by Engineering Staff, dated October 13, 2021 and a condition requiring that the applicant establish a driveway easement prior to a CO (as recommended by the Engineering Bureau), seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, McManus & Quick).

3. Application 221-20- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **221-20**, seconded by Ms. Gwozdzowski and carried on a vote of 4 -0 -1:

Chairman Stein – Yes

Mr. Morris – Yes

Ms. Gwozdzowski – Yes

Ms. McManus – Yes

Mr. Quick – Abstained

4. Application 221-26 - West Avenue Industrial, LLC (the “Applicant”), 650 West Avenue (aka 419-650 West Avenue), Stamford, CT – Site and Architectural Plans and/or Requested Uses and Special Permit.

Ms. McManus stated that because she missed the first presentation for this application, that she was not eligible to vote on this application. Therefore, Ms. Summons, an alternate, was seated in place of Ms. McManus. Following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of application **221-26** with conditions as discussed and modified tonight, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Summons).

5. Application 221-30- City of Stamford – Department of Economic Development, 888 Washington Boulevard, Stamford, CT, - Text Change.

Application 221-30 has been continued to the December 20, 2021 Zoning Board public hearing at 6:30pm to be held via Zoom video conference.

ADJOURNMENT

Ms. Gwozdzowski called for adjournment of the meeting at 9:22pm, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Summons).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 12062021

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