

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, JANUARY 10, 2022, AT 6:30 PM EST
THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Rosanne McManus, Roger Quick & Richard Rosenfeld (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 Mr. Rosenfeld will be seated in Ms. Gwozdziowski's absence.

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.

PUBLIC HEARING

1. **Application 221-31-Raymond Mazzeo (22-1st Corp), Stamford, CT., – Text Change,** Applicant is proposing to Amend Section 9.C.5.b.7, relating to signage in the MX-D Mixed-Use Development. The purpose is to allow front mounted "blade" signs as a permitted sign (rather than a Special Permit) when located within the property boundaries.

Chairman Stein read application **221-31** into the record.

Ms. McManus read the Planning Board's recommendation letter dated **December 20, 2021** into the record.

Raymond Mazzeo with Redniss & Mead gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

Anthony Pramberger --- Dann Drive – Opposed
Sue Halpern – 30 Elmcroft Road – Opposed

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

Mr. Mazzeo answered additional questions from the Board and gave his closing comments.

Chairman Stein stated that the public hearing for application **221-31** has been closed.

REGULAR MEETING

1. Approval of Minutes: **December 20, 2021:** After a brief discussion, a motion was made by Mr. Morris for approval of the minutes as presented tonight, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus & Quick).

NOTE: Mr. Rosenfeld was not in attendance for the **December 20, 2021** meeting and therefore unable to participate in the discussion and vote.

PENDING APPLICATIONS

1. **Application 221-31-Raymond Mazzeo (22-1st Corp), Stamford, CT., – Text Change.**

Following a brief discussion, a motion was made by Ms. McManus to approve application **221-31**, as discussed and amended tonight, seconded by Mr. Rosenfeld and carried on a vote of 3 -1-1:

Chairman Stein – Yes

Ms. McManus – Yes

Mr. Rosenfeld – Yes

Mr. Morris – No

Mr. Quick – Abstained

UPDATES/DISCUSSIONS

1. **Status of alternate commuter parking at 650 Atlantic Street**

Ms. Mathur gave the Board an updated on the alternate commuter parking needed. Ms. Mather stated that the applicant has prepared the parking lot at 650 Atlantic Street for the overflow commuter parking which has met the condition.

2. **Maple Ridge Apartments, 816 & 820 High Ridge Road – Status update regarding non-compliance of BMR requirement**

Ms. Mathur stated that a letter was sent to the owner, Mr. Nagi Osta. Mr. Osta has replied to some of the issues; however we are still waiting on more information and we will present to the board in the future.

ADJOURNMENT

Ms. McManus called for adjournment of the meeting at 7:37pm, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 1102022

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