

**MINUTES OF THE ZONING BOARD AND
PLANNING BOARD JOINT REGULAR MEETING
ON MONDAY, FEBRUARY 7, 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, Joanna Gwozdzowski, Roger Quick & Richard Rosenfeld (Alternate).

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

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

Planning Board Chair Ms. Dell called the Planning Board meeting to order at 6:35pm.

Present from the Planning Board, Theresa Dell (Chair), Jay Tapper (Vice Chair), Michael Buccino Jennifer Godzeno, Michael Totilo & Stephen Perry.

Ms. Dell thanked Mr. Blessing and Ms. Mathur for setting up this joint meeting to here and discuss the Omnibus Clean up text change. She also stated that members of Planning Board can ask question during the presentation, you do not have to wait till the end.

Ms. Dell than turn the meeting back to Mr. Stein.

REVIEW SESSION

1. **Application 222-01- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change** - Proposing Omnibus Text Changes Clean-up
3: Proposal to reorganize the City of Stamford Zoning Regulations, clarify certain definitions, procedures, update and add new definitions, procedures and Zoning districts and delete certain sections.

Chairman Stein read application **222-01** into the record.

Chairman Stein stated that this is not a public meeting but a review session being presented to both the Zoning Board and the Planning Board. There will be a public hearing in the near future.

Mr. Blessing Land Use bureau Chief gave a very detailed presentation and answered questions from both Boards.

Planning Board Chair Ms. Dell thanked Mr. Blessing, Ms. Mathur, the Planning Board and the Zoning Board for attending. She stated that the Planning Board will be taking up this item at

their next meeting scheduled for Tuesday, February 8, 2022. With that Planning Board Chair Ms. Dell adjourned the meeting at 8:20pm for the Planning Board members.

Chairman Stein stated that they are now into the regular meeting of the Zoning Board.

REGULAR MEETING

1. Approval of Minutes: **January 24, 2022**: 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).

PENDING APPLICATIONS

1. Application 221 -29 -South End Pacific LLC (Contract Purchaser), 648, 670, 686 & 690 Pacific Street and 171 Henry Street, Stamford, CT -Coastal Site Plan Review, Site & Architectural Plans and/or Requested Uses and a Special Permit.

At the **January 24, 2022** public hearing application **221-29** was closed, but was left open to receive the following items requested by the Board:

- A chart showing where the usable open space will be located and the calculations.
- Revised Landscaping plan showing the 9 trees that will be removed and where they will be either replanted or replaced and the plantings along the 5th and 6th floors.
- Different type of material for the Front and North Side of the building.
- Increased the pervious surface around the building.

Ms. Mathur stated that staff has received all requested items and that all questions have been answered. With that Chairman Stein stated that application **221-29** is now fully closed.

Following a discussion of the draft conditions, a motion was made by Mr. Morris for approval of application **221-29** with the conditions as discussed and amended tonight, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, McManus & Quick).

ADMINISTRATIVE REVIEW

1. Application 217-04 – Garden Homes Stanley Court Limited Partnership Stanley Court and Washington Blvd – Site and Architectural Plans and or Requested Uses and Special Exception – Application is proposing the construction of a 124,625 square foot apartment building containing 187 units with parking, and amenities (***Applicant is requesting an amendment of mix of BMR units with respect to Area Median Income.***)

Chairman Stein read the request into the record.

Ms. Mathur presented the request and answered questions from the Board.

Following a brief discussion, a motion was made by Ms. McManus for approval to change the mix of the BMR Units, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, McManus & Quick).

UPDATES & DISCUSSIONS

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

Chairman Stein read the item into the record.

Ms. Mathur stated that a letter was sent and that the deadline for reply was today (February 7, 2022). She stated that as of Friday (February 4, 2022) materials were provided and now staff will discuss the solution and or penalty.

2. **36 Atlantic Street Apartments – 36 Atlantic Street** – Status update regarding non-compliance of BMR requirements.

Chairman Stein read the item into the record.

Ms. Mathur stated that a letter was sent and that the deadline for reply was today (February 7, 2022). She stated that as of Friday (February 4, 2022) materials were provided and now staff will discuss the solution and or penalty.

3. **Waterfront Magee Ave – 205 Magee Avenue** – Status update on the Boat Yard storage facility.

Chairman Stein read the item into the record.

Ms. Mathur stated that per the applicant they started the work in 2021 but have encountered environmental issues. The applicant is now working with CTDEEP and they are continuing the permit process.

ADJOURNMENT

Ms. Gwozdzowski called for adjournment of the meeting at 9:15pm, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, McManus & Quick).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 02072022

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