

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, FEBRUARY 28, 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.

NOTE: At roll call Ms. McManus was not in attendance.

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.

ADMINISTRATIVE REVIEW

1. **Application 220-40 – Cartel Properties LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review** -Applicant is proposing to demolish two structures and construct a 39 unit residential building with approximately 1980 sq. Commercial space on the ground floor and 41 on-site parking spaces (***Review the relocation plan per Condition 4***).

Condition 4

Within 45 days of this approval the Applicant shall submit to the Zoning Board, for its review and approval, a relocation plan which shall specify how and what kind of relocation assistance the Applicant will provide to all existing tenants in 41 and 45 Stillwater Avenue. Such assistance shall include working with a social service agency to secure housing for the residents. Applicant shall provide all such assistance to the tenants prior to the demolition of the buildings.

Chairman Stein gave a brief update on the issue pertaining to Condition 4:

The applicant is in violation of the following:

- Not presenting a relocation plan to the Board for review and approval within 45 days of the application approval.

- Serving the tenants with a “Notice to Quit” prior to the review and approval of said relocation plan.

Mr. Blessing stated that the applicant has been cited with a zoning violation and will not be able to obtain a demolition permit until this issue has been resolved. He also stated that signs will be placed in the lobby of the Building to notify tenants that they do not need to leave at this time. He also stated that Social Services is now involved and will be helping any tenant who needs assistance with housing.

Mr. Quick asked for staff to contact the Law Department to confirm if a “Notice to Quit” is the same as an “Eviction Notice”?

2. **Application 220-40 – Artel Properties LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review** -Applicant is proposing to demolish two structures and construct a 39 unit residential building with approximately 1980 sq.ft. commercial space on the ground floor and 41 on-site parking spaces (***Reopening of the Zoning Board approval***).

Chairman Stein stated that the the Law Department has advised that the Board does not have the right to reopen an application after it has been approved. Therefore this item will not be discussed.

NOTE: Ms. McManus joined the meeting at 6:47pm.

PUBLIC HEARING

1. **Application 221-32-Stamford Washington Office LLC & World Wrestling Entertainment, Inc., 677 & 707 Washington Boulevard, Stamford, CT., – Special Permit,** - Applicant is requesting permission pursuant to Section 13.H.9 of the Zoning Regulations to transfer unused signage rights from the Federal Street (North) façade of the Property to the Atlantic Street (East) façade of the Property.

NOTE: The Certificate of Mailing for application **221-32** was submitted to staff on **February 18, 2022.**

NOTE: The Affidavit for Posting of the Public Hearing signage for application **221-32** was submitted to staff on **February 14, 2022.**

Chairman Stein read application **221-32** into the record.

Ms. McManus read the Planning Board's recommendation letter dated **January 27, 2022** into the record.

Rachel Breslin with Carmody Torrance Sandak Hennessey representing the applicant introduced her team, gave a brief 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.

Chairman Stein stated that the public hearing for application **221-32** has been closed.

2. **Application 222-02-Pablo De Miguel Iglesias, 953 Hope Street, Stamford, CT., – Special Permit,** -Proposing exterior improvements to consist of new metal cladding over existing brick covering approximately 40% of existing façade and a new 8 x 8 opening. The site is in the Village Commercial (V-C) district.

NOTE: The Certificate of Mailing for application **222-02** was submitted to staff on **February 15, 2022.**

NOTE: The Affidavit for Posting of the Public Hearing signage for application **222-02** was submitted to staff on **February 15, 2022.**

Chairman Stein read application **222-02** into the record.

Ms. McManus read the Planning Board's recommendation letter dated **February 10, 2022** into the record.

Pablo De Miguel Iglesias representing the applicant gave a brief 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.

Chairman Stein stated that the public hearing for application **222-02** has been closed.

3. **Application 222-01- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** - Proposing as part of the 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.

Ms. Gwozdzowski read the Planning Board's recommendation letter dated **February 24, 2022** into the record.

Mr. Blessing went thru the latest version dated **February 15, 2022** and answered questions from the Board.

He noted that this is primarily a clean up to make the Regulations more simplified and user friendly.

It should also be noted that prior to the Planning Board meeting, the members of the Planning Board had various questions which Ms. Mathur answered in a detailed memo. Said memo was provided to the Zoning Board.

Chairman Stein thanked Mr. Blessing and Ms. Mathur for all of their hard work on these revisions for which will make the regulations more user friendly.

PUBLIC SPEAKERS

- Barry Michelson – Idlewood Drive – Opposing
- Sue Halpern – Elmcroth Road – has concerns with the parking requirements

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 **222-01** has been closed.

REGULAR MEETING

1. Approval of Minutes: **February 7, 2022**: After a brief discussion, a motion was made by Mr. Morris for approval of the minutes as discussed and amended tonight, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

PENDING APPLICATIONS

1. **CSPR-1099 – Northeast Generator of CT., Inc. (project location) 204 Greenwich Avenue, Stamford, CT.** – Proposing the replacement of a standby generator and motor controls at the City of Stamford's WPCA pump station, 204 Greenwich Avenue. Property is located within the CAM boundary.

Chairman Stein read application CSPR **1099** into the record.

Ms. Mathur gave a brief presentation and then turned the presentation over to Ann Brown, Supervising Engineer –Stamford WPCA. Ms. Brown gave a detailed presentation and answered questions from the Board.

Following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of **CSPR 1099**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

2. Application **221-32**-Stamford Washington Office LLC & World Wrestling Entertainment, Inc., 677 & 707 Washington Boulevard, Stamford, CT., – Special Permit.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **221-32**, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

3. Application **222-02**-Pablo De Miguel Iglesias, 953 Hope Street, Stamford, CT., – Special Permit.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **222-02**, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

4. Application **222-01**- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.

Application 222-01 has been closed and will be discussed and voted on at the March 14, 2022 Zoning Board regular meeting.

ADJOURNMENT

Ms. Gwozdzowski called for adjournment of the meeting at 8:37pm, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 02282022

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