

**MINUTES OF THE ZONING BOARD
REGULAR MEETING ON
MONDAY, MARCH 14, 2022, AT 6:30 PM
EDT 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, Principal Planner.

Chairman Stein stated that Mr. Rosenfeld will be seated in Ms. Gwozdzowski's absence.

REGULAR MEETING

1. Approval of Minutes: **February 28, 2022:** After a brief discussion, a motion was made by Ms. McManus for approval of the minutes as presented tonight, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld).

PENDING APPLICATIONS

1. **CSPR 1132 – City of Stamford, 888 Washington Boulevard, Stamford, CT -**
Proposing to construct a pedestrian bridge over the Rippowam River connecting 172/186 Greenwich Avenue to 400 Washington Boulevard. The project scope will include approach walkways, utility fixtures, drainage improvements and other site improvements. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1132** into the record.

Ms. Mathur and Mr. Blessing presented the application and answered questions from the Board.

David Ginter with Redniss and Mead also answered questions from the Board.

Following a brief discussion, a motion was made by Ms. McManus for approval of application **CSPR 1132** with conditions prepared by EPB Staff, dated **February 24, 2022** and conditions prepared by Engineering Staff, dated **February 25, 2022**, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld).

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

NOTE: This latest version which contained clarifications and corrections outlined in yellow and blue was emailed to the Public Registry list and posted on the Zoning Board web page on **March 11, 2022**. It should also be noted that the City of Stamford’s Legal Department reviewed the latest version and was in agreement.

Mr. Blessing gave a detailed presentation showing a comparison between the filed version to March 7, 2022 and changes after March 7, 2022 and also answered questions from the Board.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **222-01** as reviewed and discussion tonight, seconded by Ms. McManus and carried on a vote 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld).

ADMINISTRATIVE REVIEW

1. Mayorin De La Rosa, 1 Oscar Street, Stamford, CT – Proposed a shared parking agreement between the tenants of 1 Oscar Street and the owner of 1-3 Oscar Street (1-3 Oscar Street LLC, a Connecticut limited liability company).

Chairman Stein read the request into the record.

Ms. Mathur gave a detailed presentation and answered questions from the Board.

Mr. Adam Cowing representing the applicant also answered questions from the Board.

Following a brief discussion, a motion was made by Ms. McManus for approval of the shared parking agreement for 1 Oscar Street, seconded by Mr. Rosenfeld and carried on a vote of 3 -0 - 2)

The Vote was as follows:

Stein – Yes

McManus – Yes

Rosenfeld –Yes

Morris – Abstained

Quick – Abstained

2. Application 220-20– Hardy Properties (owner) & The Housing Development Fund (contract Purchaser) – 287 & 297 Washington Boulevard, Stamford, CT., Site and Architectural Plan and/or Requested Uses, Special Permit and a Coastal Site Plan Review, -Applicants are proposing to preserve a historic building and redevelop the remaining site area to provide a total of 22 Below Market Rate home ownership units.

The site is located in the R-MF Zoning District (***Requesting a modification to condition #3 of the Certificate of Approval***).

Chairman Stein read the request into the record.

Ms. Mathur gave a brief presentation and answered questions from the Board.

Following a brief discussion a motion was made by Mr. Morris for approval to modify condition 3, Seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld) .

Condition #3 will now read as follows:

3) Prior to the issuance of a Certificate of Occupancy, the Applicant shall record on the Stamford Land Records an Affordability Plan, in accordance with the standards of Section 7.4, permanently establishing on-site a total of twenty-three (23) Below Market Rate (“BMR”) dwelling units to be eligible for purchase, permanently deed restricted as follows: 3 dwelling units are for households at or below 60% of AMI, 1 dwelling unit is for households at or below 70% of AMI and the remaining 19 dwelling units will remain for households at or below 50% of AMI.

3. **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 (***Review the relocation plan per Condition 4***).

Chairman Stein read the request into the record.

Ms. Mathur presented the relocation plan and answered questions from the Board.

Mr. Morris stated that the relocation fee of \$750.00 was a little low and felt it should be \$1,000.00, he also stated that if a tenant paid their March rent that the said tenant should be refunded. The Board members were all in agreement with both suggestions.

And with that Mr. Morris made a motion for approval with the relocation fee of \$1,000.00 and a refund of the March rent, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld).

ADJOURNMENT

Ms. McManus called for adjournment of the meeting at 8:40 pm, 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 03142022

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