

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, MAY 9, 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

Present for staff: Ralph Blessing, Land Use Bureau Chief

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.

**PUBLIC HEARING CONTINUED FROM APRIL 25, 2022.**

1. **Application 222-03- First National Joint Venture, LLC and Canal Street Fund LLC (collectively the Applicants), 0 (001-7722) Canal Street, 441 & 481 Canal Street and 50 John Street, Stamford CT – Map Change** - Applicant is proposing a rezoning of the property from M-G (General Industrial District) Zone to R-HD (Residential-High Density Multi-family District) Zoning District.
  
2. **Application 222-04 - First National Joint Venture, LLC and Canal Street Fund LLC (collectively the Applicants), 0 (001-7722) Canal Street, 441 & 481 Canal Street and 50 John Street, Stamford CT –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review** - Applicant is proposing the construction of a mixed-use building consisting of 401 apartments, ground floor retail space, amenity space, 429 parking spaces and associated landscaping and site improvements.

**NOTE:** Ms. McManus stated for the record that she watched the April 25, 2022 meeting and therefore is eligible to participate in the presentation and discussion of applications 222-03 & 222-04.

Chairman Stein read applications **222-03** and **222-04** into the record and stated these applications are a continuance from the **April 25, 2022** Zoning Board public hearing.

William Hennessey along with Lisa Feinberg of Carmody Torrance Sandak Hennessey introduced their team, continued their presentation (which included all of the additional items

requested by the Zoning Board from **the April 25, 2022** meeting) and answered questions from the Board.

### **PUBLIC SPEAKERS**

- Sue Halpern – Elmcroft Road – made comment – opposed
- Steve Guarst – 1477 Hope Street – made comment -opposed
- Barry Michelson – Idlewood Drive – made comment –opposed
- Attorney Joseph Capalbo – representing O & G industries, Rubino Bros and Chasing Arrows - while not opposed to the project – has concerns with the unintended implications of the proposed map change with respect to their daily business operations

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

Mr. Hennessey and Ms. Feinberg replied to the public speakers comments and answered additional questions from the Board.

Following a brief discussion that Board members felt that these applications should be kept open so that Attorney Capalbo (representing O & G industries, Rubino Bros and Chasing Arrows) and the public’s comments/concerns can be discussed with the applicant’s representative and the Zoning Board Staff.

Chairman Stein stated that the public hearing for applications **222-03** and **222-04** will be continued to the **May 23, 2022** Zoning Board meeting at 6:30pm via Zoom video conference.

### **PUBLIC HEARING**

1. **Application 221-08 (MOD)– Stamford Research Drive LLC and FFD West LLC, 12 Research Drive, Stamford, CT –Special Permit,** Applicant is proposing to amend the Special Permit (ZB 221-08) application to convert the approved Medical Marijuana Dispensary into Hybrid Retail pursuant to CT Public Act 21-1.

**NOTE:** The Affidavit for Posting of the Public Hearing signage for application **221-08 (MOD)** was submitted to staff on **April 22, 2022**.

**NOTE:** The Certificate of Mailing for application **221-08 (MOD)** was submitted to staff on **April 28, 2022**.

2. **Application 222-15-Stamford Research Drive LLC, 12 Research Drive, Stamford, CT,- Text Change,-** Applicant is proposing to Amend Section 5.E. of the Stamford Zoning Regulations to allow for the installation of an additional sign at facilities regulated as Medical Marijuana Dispensaries.

Chairman Stein read applications **221-08 (MOD)** and **222-15** into the record.

Ms. McManus read the Planning Board's referral letter for application **221-08 (MOD)**, dated **March 31, 2022** into the record.

Ms. McManus read the Planning Board's referral letter for application **222-15**, dated **March 31, 2022** into the record.

Meaghan Miles with Carmody Torrance Sandak Hennessey introduced her team, gave a detailed 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.

Ms. Miles and her team answered additional questions from the Board.

Chairman Stein stated that the public hearing for applications **221-08 (MOD)** and **222-15** have been closed.

### **REGULAR MEETING**

1. Approval of Minutes: **April 25, 2022**: After a brief discussion, a motion was made by Mr. Morris for approval of the minutes as presented tonight, seconded by Chairman Stein and carried on a vote of 3 to 0 (Stein, Morris & Quick).

**NOTE:** Ms. McManus was not in attendance for the **April 25, 2022** meeting and therefore unable to participate in the discussion and vote.

### **PENDING APPLICATIONS**

1. Application **222-03**- First National Joint Venture, LLC and Canal Street Fund LLC (collectively the Applicants), 0 (001-7722) Canal Street, 441 & 481 Canal Street and 50 John Street, Stamford CT – Map Change.
2. Application **222-04** - First National Joint Venture, LLC and Canal Street Fund LLC (collectively the Applicants), 0 (001-7722) Canal Street, 441 & 481 Canal Street and 50 John Street, Stamford CT –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review.

**Applications 222-03 and 222-04 have been continued to the May 23, 2022 Zoning Board public hearing at 6:30pm to be held via Zoom video conference.**

3. Application **221-08 (MOD)** – Stamford Research Drive LLC and FFD West LLC, 12 Research Drive, Stamford, CT –Special Permit.

Following a brief discussion, a motion was made by Ms. McManus for approval of application **221-08 (MOD)** with the approval letter as discussed and amended tonight, seconded by Mr. Morris and carried on a vote of 3 to 1 as follows:

Chairman Stein – Yes

Mr. Morris –Yes

Ms. McManus – Yes

Mr. Quick – No

4. Application 222-15-Stamford Research Drive LLC, 12 Research Drive, Stamford, CT., – Text Change.

Following a brief discussion, a motion was made by Ms. McManus for approval of application **222-15** as discussed and amended tonight, seconded by Mr. Morris and carried on a vote 3 -0-1 as follows:

Chairman Stein – Yes

Mr. Morris – Yes

Ms. McManus – Yes

Mr. Quick – Abstained

### **UPDATES AND DISCUSSIONS**

1. Street tree fee-in-lieu calculation policy discussion pursuant to Section 12.K.6.c.

Chairman Stein gave the Board an updated on the “Street Tree Manual” vs the “Street Tree Fee-in-Lieu Calculation Policy” and why it’s not very clear on what the Board can and cannot request.

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

Following a brief discussion, a motion was made by Ms. McManus to adopt the “Street Tree Fee-in-Lieu Calculation Policy” as discussed and amended tonight, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, McManus & Quick).

### **ADJOURNMENT**

Ms. McManus made a motion to adjourn the meeting at 10:05pm, seconded by Mr. Quick and carried on a vote of 4 to 0 (Stein, Morris, McManus & Quick).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB PH 05092022

**NOTE:** These proceedings were recorded on video and are available for viewing through the City of Stamford's web page – [www.stamfordct.gov](http://www.stamfordct.gov).