

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

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Joanna Gwozdzowski, Rosanne McManus, 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.

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.

Mr. Morris made a motion to take the agenda out of order to “**Pending Hearing Applications**” **222-12, 222-13 & 222-14** and also to move the “**Administrative Item**” **Application 210-06** to the bottom of the agenda, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski and Quick).

PUBLIC HEARING CONTINUED FROM MAY 23, 2022.

5. **Application 222-12 - City of Stamford –Zoning Board, 888 Washington Boulevard, Stamford, CT –Map Change,** - the City of Stamford Zoning Board is proposing a rezoning for properties currently located in the C-L, C-G & M-G districts to the TCD-D (Transportation Center Design District). This rezoning will affect properties in Subarea A located between the Mill River to the west and Atlantic Street to the east.
6. **Application 222-13 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change,** - the City of Stamford Zoning Board is proposing a rezoning for properties currently located in the M-L, M-G & R-MF district to the TCD-D (Transportation Center Design District). This rezoning will affect properties in Subarea B located between Atlantic Street and Pacific Street.
7. **Application 222-14 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change,** - the City of Stamford Zoning Board is proposing a rezoning for properties currently located in the M-L & M-G district to the R-HD (Residential High Density District). This rezoning will affect properties in Subarea C located east of Pacific Street.

Chairman Stein read applications **222-12, 222-13 & 222-14** into the record and stated these applications are a continuance from the **May 23, 2022** Zoning Board public hearing and also that these applications will all be continued to the **July 27, 2022** Zoning Board Public Hearing.

Ralph Blessing, Land Use Bureau Chief and Luke Bittenwieser representing the City of Stamford's Traffic and Transportation Bureau gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Sue Halpern –Elmcroft Road – Opposed
- Esther Mary Giordano –Strawberry Hill Avenue – Opposed
- John Wooton – Stone Street – Opposed
- Will Wright – 228 Pepper Ridge Road – In favor
- Elizabeth McCauley -18 Water Wheeler Drive – Opposed
- Kathy Kligler -21 Friar Tuck Lane – Opposed
- Sheila Barney – 74 Ludlow Street – Opposed
- Jerry Silver – 290 Club Road – In Favor
- Zachary Oberholtzer– 2475 Summer Street – In favor
- Jeanette Bilicznianski -125 Idlewood Drive – Opposed
- Maureen Boylan – Seaview Avenue – Opposed
- Cynthia Bowser – 30 Rose Park Avenue – Opposed
- Don Corbo – realtor with his office located in New Canaan Connecticut - representing a group of commercial owners located in the Southend – In Favor

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

Mr. Blessing & Mr. Bittenwieser replied to the public speakers comments and answered additional questions from the Board.

Chairman Stein stated that the public hearing for applications **222-12, 222-13 & 222-14** will be continued will be to the **June 27, 2022** Zoning Board meeting at **6:30pm** via Zoom video conference.

Ms. Gwozdzowski made a motion to return to **agenda order**, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

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.

Chairman Stein read applications **222-03** and **222-04** into the record and stated that these applications are a continuance from the **May 23, 2022** Zoning Board public hearing and that they were left open so that Attorney Capalbo (representing O & G industries, Rubino Bros and Chasing Arrows) and the applicant's representative could resolve an issued.

William Hennessey with Carmody Torrance Sandak Hennessey representing the applicant stated that the issue has been resolved.

Mr. Blessing also stated that he received an email from Attorney Capalbo representing O & G industries, Rubino Bros and Chasing Arrows concurring that the issues has been resolved.

Chairman Stein stated that applications **222-03** and **222-04** have been closed.

3. **Application 222-19- Housing Authority City of Stamford, c/o Redniss & Mead, 22 First Street, Stamford CT- Text Change** - Applicant is proposing to amend portions of Appendix B. Footnote 6 (formerly Section 7-R). If the recent Zoning Board approval (222-01) is not effective at the time of approval, the proposed changes will be located in Section 7-R of the Zoning Regulations.
4. **Application 222-20 – Housing Authority City of Stamford – 0 Ursula Place (002- 5974) and 0 Ursula Place (003-8620) General Development Plan and a Special Permit** - Applicant is proposing to redevelop the existing property known as Oak Park with larger units with more amenities and improved drainage infrastructure. The redevelopment will also improve onsite parking ratios, streetscapes and usable open space. The new development will maintain the same unit count (166 apartments) and general bedroom mix with an increase in 3 bedroom units.

Chairman Stein read applications **222-03** and **222-04** into the record and stated that these applications are a continuance from the **May 23, 2022** Zoning Board public hearing.

Richard Redniss with Redniss & Mead was in attendance for any possible questions from the Board, there were none.

NOTE: Ms. McManus stated that she watched the **May 23, 2022** Zoning Board meeting video and therefore able to participate.

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 applications **222-19** and **222-20** have been closed.

PUBLIC HEARING

1. **Application 222-10 - MC-Myano LLC, 50 Myano Lane, Stamford, CT – Special Permit,** - Applicant is seeking a Special Permit approval pursuant to Section 4.B.9c to allow the 13th apartment (previously office space) to remain within the existing building. The existing building is located on the portion of the property within the R-5 Zone.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **222-10** was submitted to staff on **May 23, 2022**.

NOTE: The Certificate of Mailing for application **222-10** was submitted to staff on **June 1, 2022**.

Chairman Stein read application **222-10** into the record.

Ms. McManus read the Planning Board's referral letter for application **222-10** dated **May 4, 2022** into the record.

Jason Klein along with Rachel Breslin with Carmody Torrance Sandak Hennessey representing the applicant gave a brief presentation and answered questions from the Board.

Mr. Girard Tunney (owner) was also in attendance and answered questions from the board.

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

Mr. Klein gave his closing comments to the Board.

Chairman Stein stated that application **222-10** has been closed.

REGULAR MEETING

1. Approval of Minutes: **May 23 2022:** After a brief discussion, a motion was made by Mr. Morris for approval of the minutes presented tonight, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Quick).

NOTE: Ms. McManus was not in attendance for the **May 23, 2022** and therefore unable to participate in the discussion and vote.

PENDING APPLICATIONS

1. **CSPR 1129 – Paul and Hermine Brindak, 161 Weed Ave, Stamford, CT –** Proposed to construct a new house on existing foundation and a detached garage. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1129** 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 of application **CSPR 1129** with conditions prepared by EPB Staff dated **May 17, 2022** and conditions prepared by Engineering Staff dated **January 20, 2022** and an updated email dated **May 13, 2022**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

2. **CSPR 1130 – DCQ Associates, LLC, 253 Dolphin Cove Quay, Stamford, CT -** Proposed improvements consist of reconstruction of an existing patio, construction of a spa, deck, deck extension, utilities, equipment, a stormwater management system and associated grading and landscaping. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1130** into the record.

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

Following a brief discussion, a motion was made by Ms. McManus for approval of application **CSPR 1130** with conditions prepared by Engineering Staff dated **January 21, 2022** and conditions prepared EPB Staff dated **May 10, 2022**. Also prior to the building permit, the applicant will enter into the “agreement covenant” document presented to the Zoning Board at tonight’s meeting, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

3. **CSPR 1140– Jacqueline & Bradley Shelley, 29 Andover Road, Stamford, CT -** Proposing to demolish existing deck and rear wood patio. Construct an addition over existing one story portion, add 271 sf in rear and construct a deck. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1140** into the record.

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

Following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of application **CSPR 1140** with conditions prepared by EPB Staff dated **May 2, 2022** and conditions prepared by Engineering Staff dated **April 20, 2022**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

4. **CSPR 1142 – Sopia Gagnidze, 25 Island Heights Drive, Stamford, CT –**
Proposing a second story addition to consist of 5 bedrooms and 2 full bathrooms.
Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1142** into the record.

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

Following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of application **CSPR 1142** with conditions prepared by EPB Staff dated **May 10, 2022** and conditions prepared by Engineering Staff dated **May 5, 2022**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

5. **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.

Chairman Stein read application **222-03** into the record.

NOTE: Ms. Gwozdzowski stated for the record that she did not have a chance to watch the meeting video for application **222-03** and therefore unable to participate in the discussion and vote.

Following a brief discussion, a motion was by Mr. Morris for approval of application **222-03 Map Change**, seconded by Mr. Quick and carried on a motion of 4 to 0 (Stein, Morris, McManus & Quick).

6. **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.

Chairman Stein read application **222-04** into the record.

NOTE: Ms. Gwozdzowski stated for the record that she did not have a chance to watch the meeting video for application **222-04** and therefore unable to participate in the discussion and vote.

Following a discussion, a motion was made by Mr. Morris for approval of application **222-04** with the conditions as discussed and amended tonight, seconded by Mr. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus & Quick).

7. Application **222-19**- Housing Authority City of Stamford, c/o Redniss & Mead, 22 First Street, Stamford CT- Text Change.

Following a brief discussion, a motion was by Mr. Morris for approval of application **222-19** as discussed and amended tonight, seconded by Ms. Gwozdzowski and carried on a motion of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

8. Application **222-20** – Housing Authority City of Stamford – 0 Ursula Place (002-5974) and 0 Ursula Place (003-8620) General Development Plan and a Special Permit.

Following a discussion, a motion was made by Ms. Gwozdzowski for approval of application **222-20** with the conditions as discussed and amended tonight, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

9. Application **222-11**- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change.

Following a brief discussion, a motion was by Mr. Morris for approval of application **222-11 Map Change**, seconded by Ms. Gwozdzowski and carried on a motion of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

10. Application **222-12** - City of Stamford –Zoning Board, 888 Washington Boulevard, Stamford, CT –Map Change.
11. Application **222-13** - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change.
12. Application **222-14** - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change.

Applications 222-12, 222-13 and 222-14 have been continued to the June 27, 2022 Zoning Board public hearing at 6:30pm to be held via Zoom video conference.

13. Application 222-10 - MC-Myano LLC, 50 Myano Lane, Stamford, CT – Special Permit.

Following a discussion, a motion was made by Ms. Gwozdzowski for approval of application **222-10** with the conditions as presented tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

ADMINISTRATIVE REVIEW

1. Application 210-06 – Stamford Hospital. One Hospital Plaza, Stamford CT-
(Requesting an extension of time).

Chairman Stein read the request into the record and following a brief discussion, a motion was made by Mr. Morris for approval of extension of time for application **210-06** to **June 21, 2023**, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

ADJOURNMENT

Ms. Gwozdzowski made motion to adjourn the meeting at 10:30pm, 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 06062022

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