

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, JUNE 27, 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.

Chairman Stein stated that this will be Ms. Gwozdzowski’s last meeting as she has chosen to resign after more than 12 years of service – he thanked her for all of her hard work and dedication to the board. The Board members also thanked Ms. Gwozdzowski for her dedication to the Board.

PUBLIC HEARING CONTINUED FROM JUNE 6, 2022.

1. **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.
2. **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 districts to the TCD-D (Transportation Center Design District). This rezoning will affect properties in Subarea B located between Atlantic Street and Pacific Street.
3. **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 districts 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 **June 6, 2022** Zoning Board public hearing.

Ralph Blessing, Land Use Bureau Chief gave a brief re-cap of his presentation and answered questions from the Board.

Luke Bittenwieser representing the City of Stamford's Traffic, Transportation and Parking Bureau answered questions from the Board.

PUBLIC SPEAKERS

- Pastor David Washington, 73 Manhattan Street – In Favor
- Dice Ho – downtown resident – In Favor
- Zachary Oberholtzer – 2475 Summer Street – In Favor
- Paula Waldman – Old North Stamford Road – Opposed
- Anthony Pramberger -31 Dann Drive – Opposed
- Sue Halpern – 30 Elmcroft Road – Opposed
- Mary Janocha - 23 Skyline Lane – In Favor
- Steve Garst – 1477 Hope Street – Opposed
- Barry Michelson – 111 Idlewood Drive - Opposed
- Esther Marie Giordano – Strawberry Hill Ave – Opposed
- Susan Bell – 1476 Hope Street – Opposed
- William Janocha - 23 Skyline Lane – In Favor
- Frank Steinegger – owner of several parcels on Pacific Street and Manhattan –In Favor
- Kathy Kligler – 21 Friar Tuck Lane – Opposed
- Cynthia Bowser – 30 Rose Park Ave – Opposed
- Marlene Rhome - 8 Elmcroft Road –Opposed
- Sheila Barney – 74 Ludlow Street – Opposed

****Francis Lane – 40 Clinton Ave – Made comments pertaining to the questions that were raised with respect to ADA community. Ms. Lane stated that they was a committee last year but is no longer due to lack of funding. She has been working with Carmen Hughes, the Diversity, Equity and Inclusion Officer for the City of Stamford, to try and get something going.**

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.

Applications 222-12 & 222-13 have been closed (except left open to receive any additional written comments from the public). Comments are to be submitted no later than 5:00pm on July 11, 2022 which is the date of the next Zoning Board meeting.

Chairman Stein stated that the public hearing for application **222-14** will be continued to the **July 11, 2022** Zoning Board meeting at 6:30pm via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **June 6, 2022**: After a brief discussion, a motion was made by Ms. Gwozdzowski for approval of the minutes as discussion and amended tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

PENDING APPLICATIONS

1. **CSPR 1107 – Waldemar Nurczyk, 16 Andover Road, Stamford, CT** - Applicant is seeking to legalize a partial finished basement with a half bath. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1107** 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 1107** with conditions prepared by EPB Staff dated **June 8, 2022** and conditions prepared by Engineering Staff dated **March 11, 2021**, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

2. **CSPR 1122 –Eric and Marie Jensen, 236 Davenport Drive, Stamford, CT** - Applicant requests the approval of a Coastal Site Plan Review Application to facilitate a new addition, renovation to existing residence, outdoor terraces, in-ground pool and pool pavilion, pickle ball court, drainage improvements, landscaping and incidental site work. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1122** 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 1122** with conditions prepared by EPB Staff dated **May 27, 2022** and conditions prepared by Engineering Staff dated **December 15, 2021** 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).

3. **CSPR 1135 – Charles & Claudia Jepsen, 252 Ocean Drive East, Stamford, CT**- Proposing the construction of a new patio and pool, extension of an existing covered porch and replacement of existing staircase. Property is located with the CAM boundary.

Chairman Stein read application **CSPR 1135** 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 1135** with conditions prepared by EPB Staff dated **June 9, 2022** and conditions prepared by Engineering Staff dated **March 4, 2022** and an updated email dated **June 8, 2022**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

4. **CSPR 1144 – Soundview Farms, LLC, 66 Gate House Road, Stamford, CT** – Replacement of existing chiller unit on a raised platform structure supported by four (4) helical piles flanking an existing concrete pad to remain. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1144** 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 1144** with conditions prepared by EPB Staff dated **May 19, 2022** and conditions prepared by Engineering Staff dated **June 10, 2022**, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

5. **CSPR 1145 – Herbert Gretz, 45 Sagamore Road, Stamford, CT** – Proposing to install an in-ground swimming pool along with a terrace and a pergola. Property is located with the CAM boundary.

Chairman Stein read application **CSPR 1145** 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 1145** with conditions prepared by EPB Staff dated **June 15, 2022** and conditions prepared by Engineering Staff dated **May 17, 2022**, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

6. **CSPR 1148 – Jonas V. Alsenas, 2 Top Gallant Road, Stamford, CT** – Proposing to install an aluminum carport kit to existing driveway. Property is located with the CAM boundary.

Chairman Stein read application **CSPR 1148** 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 1148** with conditions prepared by EPB Staff dated **June 16, 2022** as well as the requirement that the applicant satisfy EPB as to how the structure is attached to resist the wind and conditions prepared by Engineering Staff dated **June 7, 2022**, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

7. Application 222-12 - City of Stamford –Zoning Board, 888 Washington Boulevard, Stamford, CT –Map Change.
8. Application 222-13 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change.

Applications 222-12 & 222-13 have been closed (except left open to receive any additional written comments from the public). Comments are to be submitted no later than 5:00pm on July 11, 2022 which is the date of the next Zoning Board meeting.

9. Application 222-14 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change.

Application 222-14 has been continued to the July 11, 2022 Zoning Board public hearing at 6:30pm to be held via Zoom video conference.

ADMINISTRATIVE REVIEW

1. **Application 219-06 – FEE FD Stamford LLC, 507/523 Canal Street & 46 John Street, Site & Architectural Plan and/or Requested Uses, General Development Plan, Coastal Site Plan Review and a Special Exception**, Application is proposing to construct an apartment building with 173 units, indoor and outdoor amenities and onsite parking along with associated landscaping and site improvements (***Review and approval of the “Community Space Final Operations Management Plan”***).

Chairman Stein read the request into the record.

Ms. Mathur gave the Board a brief overview of the plan and answered questions from the Board.

Following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of the **“Community Space Final Operations Management Plan”**, dated **June 10, 2022**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

Chairman Stein called for a recess at 8:43pm – meeting resumed at 8:49pm.

2. **Pre-Application- 222-18 -Lofts Owners LLC, 200 Henry Street (Y6), Stamford, CT**
Pre-Application - Special Permit, In order to resolve current structural problems with the foundation, the Applicant is requesting a pre-application review of a Critical Reconstruction application (Section 7.3) for the existing residential building at 200 Henry Street including an increase in the units from 225 to approximately 295.

Chairman Stein read the request into the record and stated that the applicant has not yet filed an application for 200 Henry Street. They have told us that there are structural problems and a pre-application conference (which is what this is) is an opportunity for the applicant to come in and talk to the Zoning Board and see what we think of an application if they file it.

Raymond Mazzeo and Richard Redniss with Redniss and Mead representing the applicant gave a detailed presentation and answered questions from the Board.

Mr. Blessing also answered questions on how the process will work.

**The Board members were all in agreement that:

1. the City retain an independent structural engineering firm to determine if the building can be stabilized and made safe for the residents; and
2. if the building cannot be saved, the new building must look as much as possibly like the current building.

Chairman Stein instructed zoning board staff to look into retaining an independent structural engineering firm to make the determination on if the building can be stabilized.

ADJOURNMENT

Ms. Gwozdzowski made motion to adjourn the meeting at 10:44pm, 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 06272022

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