

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, JULY 11, 2022, AT 6:30 PM
EDT THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: William Morris (Acting Chair), Richard Rosenfeld (Alternate & Acting Secretary) & Roger Quick

Present for staff: Ralph Blessing, Land Use Bureau Chief & Vineeta Mathur, Principal Planner.

Acting Chair Morris called the meeting to order at 6:30pm.

Acting Chair Morris stated that Mr. Rosenfeld will be seated in Chairman Stein's absence.

Acting Chair Morris 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. Rosenfeld made a motion to take the agenda out of order to **Public Hearing Application 222-17 and Public Hearing Applications 222-14, 222-12 & 222-13 continued from the July 11, 2022 meeting**, seconded by Mr. Quick and carried on a vote of 3 to 0 (Morris, Rosenfeld & Quick).

PUBLIC HEARING

2. **Application 222-17 – Sound Beach Landing LLC, 40 Signal Road and 0 Thread Needle Lane, Stamford, CT -Map Change:** Applicant is proposing to rezone 40 Signal Road and 0 Thread Needle Lane from the present RA-1 Zoning District to proposed R-20 Zoning District.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **222-17** was submitted to staff on **June 24, 2022**.

NOTE: The Certificate of Mailing for application **222-17** was submitted to staff on **July 1, 2022**.

Acting Chair Morris read application **222-17** into the record.

Mr. Rosenfeld read the Planning Board's referral letter for application **222-17** dated **June 16, 2022** into the record.

Joseph Capalbo representing the applicant requested that application **222-17** be opened and continued to the next Zoning Board meeting to be held on **July 25, 2022**.

Acting Chair Morris stated that the public hearing for application **222-17** will be continued to the **July 25, 2022** Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING CONTINUED FROM JUNE 27, 2022.

1. **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.

Acting Chair Morris read application **222-14** into the record and stated that since they do not have a full Board tonight he feels that this application should be continued to the next Zoning Board meeting on **July 25, 2022**, Mr. Rosenfeld and Mr. Quick were in agreement.

Acting Chair Morris stated that the public hearing for application **222-14** will be continued to the **July 25, 2022** Zoning Board meeting at 6:30pm via Zoom video conference.

2. **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.
3. **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.

NOTE: 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 before the close of the public hearing for this item on July 11, 2022.

Acting Chair Morris stated that applications **222-12 & 222-13** are not officially closed.

Mr. Quick made a motion to return to **agenda order**, seconded by Mr. Rosenfeld and carried on a vote of 3 to 0 (Morris, Rosenfeld & Quick).

PUBLIC HEARING

1. **Application 222-21 – Housing Authority City of Stamford – 0 Ursula Place (002-5974) and 0 Ursula Place (003-8620)- Site & Architectural Plans and/or Requested Uses,** -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.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **222-21** was submitted to staff on **June 24, 2022**.

NOTE: The Certificate of Mailing for application **222-21** was submitted to staff on **June 29, 2022**.

Acting Chair Morris read application **222-21** into the record.

Richard Redniss with Redniss & Mead representing the applicant gave a brief presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Susan Bell – 1476 Hope Street – made a statement in opposition

Acting Chair Morris asked if there were any other public speakers through chat/text message /email/raised hands – there were none.

Richard Redniss replied to Ms. Bell’s comment and gave his closing comments to the Board.

Acting Chair Morris stated that application **222-21** has been closed.

REGULAR MEETING

1. Approval of Minutes: **June 27, 2022:** After a brief discussion, a motion was made by Mr. Quick for approval of the minutes as presented tonight, seconded by Mr. Rosenfeld and carried on a vote of 3 to 0 (Morris, Rosenfeld & Quick).

PENDING APPLICATIONS

1. **CSPR 1134 – Richard Riccardi – 11 Half Moon Way, Stamford CT** – Proposing the relocation of the existing dwelling closer to the street in an effort to take it out of the flood zone along with site improvements including a modification in size of the existing driveway. Property is located within the CAM boundary.

Acting Chair Morris read application **CSPR 1134** 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. Rosenfeld for approval of application **CSPR 1134** with conditions prepared by EPB Staff dated **June 30, 2022** and conditions prepared by Engineering Staff dated **February 14, 2022** and **March 31, 2022**, seconded by Mr. Quick and carried on a vote of 3 to 0 (Morris, Rosenfeld & Quick).

2. **CSPR 1146 – City of Stamford – Cummings Park, 464 Shippan Avenue, Stamford, CT** – Proposing the construction of entrance circle, food truck court, and western & eastern promenades in Cummings Park per the 2015 Master Plan. Property is located with the CAM boundary.

Acting Chair Morris read application **CSPR 1146** 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. Quick for approval of application **CSPR 1146** with conditions prepared by EPB Staff dated **June 24, 2022** and conditions prepared by Engineering Staff dated **June 15, 2022**, seconded by Mr. Rosenfeld and carried on a vote of 3 to 0 (Morris, Rosenfeld & Quick).

3. Application **222-12** - City of Stamford –Zoning Board, 888 Washington Boulevard, Stamford, CT –Map Change.

Application 222-12 has been closed and will be placed on the July 25, 2022 agenda under pending applications.

4. Application **222-13** - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change.

Application 222-13 has been closed and will be placed on the July 25, 2022 agenda under pending applications.

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

Application 222-14 has been continued to the July 25, 2022 Zoning Board Meeting.

6. Application **222-21** – Housing Authority City of Stamford – 0 Ursula Place (002-5974) and 0 Ursula Place (003-8620)- Site & Architectural Plans and/or Requested Uses.

Following a discussion, a motion was made by Mr. Quick for approval of application **222-21** with the conditions as discussed and amended tonight, seconded by Mr. Rosenfeld and carried on a vote of 3 to 0 (Morris, Rosenfeld & Quick).

7. Application **222-17** – Sound Beach Landing LLC, 40 Signal Road and 0 Thread Needle Lane, Stamford, CT -Map Change.

Application 222-17 has been continued to the July 25, 2022 Zoning Board Meeting.

ADMINISTRATIVE REVIEW

1. **111 West North Street (Hubbard Mansion)** - Request for administrative approval to use the 2nd floor for dance academy with up to 40 children.

Acting Chair Morris 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. Rosenfeld for approval of the use on the second floor as a dance academy, seconded by Mr. Quick and carried on a vote of 3 to 0 (Morris, Rosenfeld & Quick).

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**, - Request to modify Condition 12 of 220-20 to allow a change in ownership model from 'Land Trust with ground lease' to a 'fee simple ownership model along with a Declaration of Land Use Restrictive Covenants'

Acting Chair Morris read the request into the record.

Joan Carty president of HUD and Attorney Marshall Goldberg gave a brief presentation and answered questions from the Board.

Ms. Mathur stated that this requested modification has been review and approved by the City of Stamford's Legal Department.

Following a brief discussion a motion was made by Mr. Quick for approval of the modification to condition 12 to allow a change in ownership model from 'Land Trust with ground lease' to a 'fee simple ownership model along with a Declaration of Land Use Restrictive Covenants', seconded by Mr. Rosenfeld and carried on a vote of 3 to 0 (Morris, Rosenfeld & Quick).

ADJOURNMENT

Acting Chair Morris adjourned the meeting at 7:35pm.

Respectfully submitted,

Richard Rosenfeld (Alternate & Acting Secretary)
Stamford Zoning Board

ZB PH 07112022

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