

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND REGULAR MEETING ON MONDAY,  
MARCH 9, 2020 AT 7:00PM, ON THE 4<sup>th</sup> FLOOR,  
CAFETERIA, GOVERNMENT CENTER BUILDING,  
888 WASHINGTON BLVD., STAMFORD, CT.**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Rosanne McManus, Roger Quick, Richard Rosenfeld (Alternate) and Keith Silver (Alternate). Present for staff: Ralph Blessing, Land Use Bureau Chief, and Vineeta Mathur, Associate Planner.

Chairman Stein called the meeting to order at 7:04pm.

Chairman Stein stated that Mr. Rosenfeld has been seated in Ms. Gwozdzowski absence.

Chairman Stein also stated for the record that he watched the February 24, 2020 Zoning Board meeting video.

**PUBLIC HEARING CONTINUED FROM FEBRUARY 24, 2020**

1. **Application 220-01 – WELLBUILT INVESTMENT FUND LLC, (contract purchaser) and BRACHFELD & BRACHFELD LLC (owners), 57, 63 & 65 Stillwater Avenue , Stamford, CT. – Site & Architectural Plans and/or Requested Uses and a Special Exception,** Applicant is proposing to demolish the existing structures and construct a residential building containing 45 apartments along with on-site parking and site improvements. The property is located within the VC zoning district.

Chairman Stein read application **220-01** into the record.

Raymond Mazzeo with Redniss and Mead representing the applicant, introduced his team and along with his team, continued his presentation and answered questions from the Board including their questions from the previous meeting which he also memorialized in a memo to staff dated March 6, 2019.

Mr. Garrett Bolella with the Transportation, Traffic and Parking Bureau spoke of the multiple investments that the Bureau has made along Stillwater Avenue including Boxer Square, the restriping of on street parking. He also addressed the question of bundled parking versus unbundled parking, spoke favorably of allowing unbundled and also answered questions from the Board.

**PUBLIC SPEAKERS**

- Mike Battinelli- expressed concerns regarding on-street parking.

Chairman Stein asked if there were any other public speakers – there were none.

Mr. Mazzeo gave closing comments to the Board, the Board had no further questions.

Chairman Stein stated that the public hearing for application **220-01** has been closed.

2. **Application 216-28 (2<sup>nd</sup> MOD)– TRUE NORTH STAMORD LLC and SAINT JOHN’S ROMAN CATHOLIC CHURCH OF STAMFORD CT., 245 (a/k/a) 279 Atlantic Street, approval of Site and Architectural Plans, Special Exception and Costal Site Plan Review., Applicant is requesting a modification to their previously approved application** to expand the currently approved fitness amenity and other amenities (defined as a “Gymnasium or Physical Culture Establishment”). This amenity would be available to the residents and also the general public on a membership basis. The Special Exception modifications relates to large scale development and the proposed parking management plan.

**NOTE:** The affidavit for Posting of the Public Hearing Sign for application **216-28 (2<sup>nd</sup> MOD)** was submitted to staff on February7, 2020.

Chairman Stein read application **216-28 (2<sup>nd</sup> MOD)** into the record.

Ms. McManus read the Planning Board recommendation letter dated February 13, 2020 into the record.

William Hennessey with Carmody Torrance Sandak & Hennessey representing the applicant introduced his team and along with his team gave a detailed presentation outlining each of the requested modifications and answered questions from the Board.

Mr. Garrett Bolella with the Transportation, Traffic and Parking Bureau further described his referral comments and answered questions from the Board.

The Board and Mr. Hennessey began a discussion over the parking ratio and if there should be an agreement between the developer and the City of Stamford for parking at the Bell Street Garage.

### **PUBLIC SPEAKERS**

- Michael Moore with Stamford DSSD – read a letter of support for the application from David Kooris, President, DSSD and presented said letter to the Board.

Chairman Stein asked if there were any other public speakers – there were none.

Chairman Stein stated that the public hearing for application **216-28 (2<sup>nd</sup> MOD)** has been closed.

Chairman Stein called for a recess at 7:55pm – meeting resumed at 8:07pm.

### **PUBLIC HEARING**

1. **Application 220-02 – JEFFREY J. SALVATORE / 47 VICTORY LLC, 47 Victory Street, Stamford CT – Map Change** – Applicant is requesting to amend the City of Stamford’s Zoning Map pertaining to 47 Victory Street only. Applicant is requesting for 47 Victory Street to be changed from the R-6 Zoning District to the NX-D Zoning District.

**NOTE:** The affidavit for Posting of the Public Hearing Sign for application **220-02** was submitted to staff on February 26, 2020.

Chairman Stein read application **220-02** into the record.

Ms. McManus read the Planning Board recommendation letter dated February 6, 2020 into the record.

Mr. Salvatore, owner, presented the certificate of mailing to the Board and gave a brief presentation, the Board had no questions.

Chairman Stein asked if there were any public speakers – there were none.

Chairman Stein stated that the public hearing for application **220-02** has been closed.

Mr. Morris moved to take the agenda out of order to “Pending Applications”, item #8 - application **220-02**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld).

### **PENDING APPLICATIONS**

8. Application 220-02 – JEFFREY J SALVATORE / 47 VICTORY LLC, 47 Victory Street, Stamford CT – Map Change.

Following a brief discussion Mr. Morris moved to approval application **220-02** map change, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld).

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

### **PUBLIC HEARING**

2. Application 220 -04 -- Jackie Kaufman of Carmody Torrance Sandak & Hennessey LLP representing Laddins Terrace Associates LLC (Owner) and Wendy's Properties, LLC (Lessee) - 1938 West Main Street – Text Change - Applicant is requesting an amendment to Article II (Definitions), Section 3-A-85.3 (“Restaurant, Fast-Food”) to modify setback requirements for enumerated restaurant uses in the M-G, M-L, and M-D Zones.
3. Application 220 -05 – Laddins Terrace Associates LLC (Owner) and Wendy's Properties, LLC (Lessee), 1938 West Main Street, Stamford, CT –Site and Architectural Plan and/ or Requested Uses - Proposing to construct a Wendy's Restaurant with a drive-through. Property is located within the M- L (Light- Industrial) zoning district.

**NOTE:** The affidavit for Posting of the Public Hearing Sign for applications **220-04** and **220-05** were submitted to staff on February 21, 2020.

Chairman Stein read applications **220-04** and **220-05** into the record.

Ms. McManus read the Planning Board recommendation letter dated February 6, 2020 into the record.

Jackie Kaufman with Carmondy Torrance Sandak & Hennessey representing the applicant presented the certificate of mailing to the Board.

Chairman Stein stated that they are waiting on referral comments from Transportation, Traffic and Parking Bureau and with that being said he asked Ms. Kaufman to give a brief presentation and noted that the site plan application (**220-05**) will not be closed until the Board receives said comments.

Ms. Kaufman was in agreement and with that she introduced her team, and along with her team gave a detailed presentation and answered questions from the Board.

Chairman Stein asked if there were any public speakers – there were none.

Chairman Stein stated that the public hearing for application **220-04** has been closed and continuing application **220-05** to the **March 23, 2020** public hearing, 7pm, 4<sup>th</sup> floor Cafeteria, 888 Washington Boulevard.

### **REGULAR MEETING**

1. Approval of Minutes: **February 24, 2020:** After a brief discussion a motion was made by Mr. Morris for approval of the minutes as presented tonight, seconded by Ms. McManus and carried on a vote of 4 to 0 (Morris, McManus, Quick & Rosenfeld).

### **PENDING APPLICATIONS**

1. Application **220-01** – WELLBUILT INVESTMENT FUND LLC, (contract purchaser) and BRACHFELD & BRACHFELD LLC (owners), 57, 63 & 65 Stillwater Avenue, Stamford, CT – Site & Architectural Plans and/or Requested Uses and a Special Exception.

Following a brief discussion a motion was made by Ms. McManus for approval of application **220-01** with conditions as discussed and amended tonight, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld).

2. Application **216-28 (2<sup>nd</sup> MOD)**– TRUE NORTH STAMORD LLC and SAINT JOHN’S ROMAN CATHOLIC CHURCH OF STAMFORD CT., 245 (aka) 279 Atlantic Street, approval of Site and Architectural Plans, Special Exception and Costal Site Plan Review, **Applicant is requesting a modification of their previously approved application.**

Following a brief discussion a motion was made by Ms. McManus for approval of application **216-28 (2<sup>nd</sup> MOD)** with conditions as discussed and amended tonight, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld).

6. Application **219-27- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT.,- Text Change.**

Following a brief discussion a motion was made by Ms. McManus for approval of application **219-27** with modifications as discussed tonight, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld).

### **ADJOURNMENT**

Mr. Rosenfeld moved to adjourn the meeting at 11:15pm, seconded by Mr. Stein and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB PH 3092020

#### **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).

These proceedings were also audio tape recorded and are available for review in the Land Use Bureau office located on the 7<sup>th</sup> floor of the Government Center, 888 Washington Boulevard, during regular business hours.