

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND REGULAR MEETING ON MONDAY,  
APRIL 6, 2020 AT 7:00 PM EST THROUGH A WEB AND  
PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Rosanne McManus, Joanna Gwozdzowski, Roger Quick, Richard Rosenfeld (Alternate) and Keith Silver (Alternate). Present for staff: Vineeta Mathur, Associate Planner.

Chairman Stein called the meeting to order at 7:00 pm.

Chairman Stein stated that this meeting is being conducted through “Zoom” video meeting conference, he then gave detailed instructions on how the meeting will be run, including how to send in messages and when to speak.

**PUBLIC HEARING CONTINUED FROM MARCH 23, 2020**

1. **Application 220 -05 – LADDINS TERRACE ASSOCIATES LLC (Owner) and WENDY’S PROPERITES, 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.

Chairman Stein read application **220-05** into the record.

Jackie Kaufman with Carmody Torrance Sandak & Hennessey representing the applicant stated that they have been working with the Transportation Bureau to resolve some issues and are continuing to make progress and therefore would like to postpone their continued presentation to the April 20, 2020 meeting which will also be a video conference, the Board was in agreement.

**PUBLIC HEARING**

1. **Application 220-06 - MANNY KATSETOS, 1385 Washington Boulevard, Stamford, CT., – Map Change,** - Applicant is requesting to have 1385 Washington Boulevard moved from the C-N (Commercial Neighborhood) zoning district to the C-G (Commercial General) zoning district for possible future development.

**NOTE:** The Public Hearing Sign for application 220-06 was posted on April 1, 2020. The legal notice of public hearing and all application materials were posted on the City of Stamford’s website on March 26, 2020.

**NOTE:** Due to the Public health emergency the Certificate of Mailing has been waived.

Chairman Stein read application **220-06** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter dated April 3, 2020 into the record.

Steve Aivalis representing the applicant gave a brief presentation and answered questions from the Board.

The Board expressed concerns related to the flood elevation and asked for the applicant to provide information regarding the amount of flooding expected at the site and dry access given that the site is within the Floodplain

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 application 220-06 will be continued to the April 20, 2020 meeting which will also be a video conference.

2. **Application 220-08 – MICHAEL GOLDSTEIN – 780 Summer Street, Stamford, CT., - Map Change,** - Applicant is proposing a Zoning Map change from C-L (Commercial Limited Business) & RM-F (Multiple Family Residence Design) zoning districts to MXD (Mixed Use Design) zoning district to convert commercial building into residential to create 73 units, parking and resident amenities.
3. **Application 220-09 – MICHAEL GOLDSTEIN – 780 Summer Street, Stamford, CT., - General Development Plan,** - Applicant is requesting approval of a General Development Plan to convert an existing four story commercial building into a residential building and add two additional floors (5<sup>th</sup> and 6<sup>th</sup> floors) to create a total of 73 residential units under the MXD-Infill regulations. The building will also include parking and residential amenities including a gym, lounge area and a roof deck.

**NOTE:** The Public Hearing Sign for application 220-08 & 220-09 was posted on April 1, 2020. The legal notice of public hearing and all application materials were posted on the City of Stamford's website on March 26, 2020.

**NOTE:** Due to the Public health emergency the Certificate of Mailing has been waived.

Chairman Stein read applications **220-08 & 220-09** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letters for applications **220-08 & 220-09** both dated April 3, 2020 into the record.

Steve Aivalis representing the applicant gave a brief presentation and answered questions from the Board.

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

Chairman Stein stated that the Board will not be voting on application **220-09** tonight as they will be adding conditions requesting that the building be energy efficient including consideration for a green roof and the possibility of solar panels, the applicant was in agreement.

With that being said Chairman Stein stated that the public hearing for applications **220-08** & **220-09** have been closed.

Mr. Morris made a motion to take the agenda out of order to “pending application, item # 3 (**220-08**)”, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

### **PENDING APPLICATIONS**

3. **Application 220-08 –MICHAEL GOLDSTEIN – 780 Summer Street, Stamford, CT., - Map Change.**

Following a brief discussion, a motion was made by Mr. Morris for approval of application **220-08** map change, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

Ms. McManus made a motion to take the agenda out of order to “administrative approval, item #2”, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

### **ADMINISTRATIVE REVIEW**

2. **Application 219-03– THE STAMFORD HOSPITAL (aka) THE TULLY CENTER, 32 Strawberry Hill Court -Site & Architectural Plans and/or Requested Uses and a Special Exceptions,** - Applicant is seeking to construct a two story addition to the existing parking garage along with associated landscaping and site improvements. This proposed addition will increase the available parking from 666 spaces to 961 spaces (***Request for extension of time***).

Chairman Stein read the request into the record.

Following a brief discussion a motion was made by Ms. McManus for approval of an extension of time for application **219-03**, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

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

### **PUBLIC HEARING**

4. **Application 220-15– DAVETTE STEPHENS, 1425 Bedford Street, Stamford, CT., - Special Exception,** - Applicant is requesting a Special Exception to operate a child day care facility for 32 children at 1425 Bedford Street. The property is in the R-H Zoning District.

Chairman Stein read application **220-15** into the record.

Ms. Mathur stated that staff has requested additional information from the applicant and therefore application 220-15 will not be heard tonight and will be placed on the April 20, 2020 meeting agenda which will also be a video conference.

### **REGULAR MEETING**

1. Approval of Minutes: **March 23, 2020:** After a brief discussion a motion was made by Mr. Morris for approval of the minutes as amended, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdziowski & Quick).

### **PENDING APPLICATIONS**

- 1 **CSPR 1083 – CHRIS BARYMOW, 73 Albin Road, Stamford, CT., –**Proposing to convert detached garage into a living space. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1083** into the record.

Ms. Mathur presented the application to the Board, she stated that she has spoken to Jim Lunney, Zoning Enforcement Officer and that he too has concerns with the possibility of this becoming an illegal apartment. Ms. Mathur stated that she has also spoken to the applicant and that all parties have agreed that the owner will sign an affidavit which will state that the renovated garage will not be converted to a dwelling unit and that said affidavit must be recorded on the land records before a building permit will be issued.

With that being said a motion was made by Ms. McManus for approval of application **CSPR 1083** with the conditions prepared by EPB Staff dated March 4, 2020 and with the condition of a signed and recorded affidavit, seconded by Ms. Gwozdziowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdziowski & Quick).

5. **Application 219-23- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change.**

Chairman Stein stated that the Harbor Management Commission has requested that application **219-23** be tabled to give them time to review and submit comments. The Board was in agreement and said application has been tabled.

6. Application **219-29**- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change.

Chairman Stein read application **219-29** into the record.

**NOTE:** Mr. Blessing, Land Use Bureau Chief joined the meeting and along with Ms. Mathur gave a brief overview and answered questions from the Board.

Following a brief discussion a motion was made by Ms. Gwozdzowski for approval of application 219-29 with the exclusion of the 14 acre site from the Special Transit District Area and as re-drawn tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

### **ADJOURNMENT**

Mr. Stein moved to adjourn the meeting at 9:20 pm, 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 4062020

**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).