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**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND REGULAR MEETING ON MONDAY
MAY 4, 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, 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. 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 the Mr. Rosenfeld has been seated in Ms. Gwozdzowski’s absence.

REGULAR MEETING

1. **Stamford Stormwater Drainage Manual** – The “Omnibus” Zoning Regulation text changes include updating Section 15 – Sustainability to include a subsection on stormwater management. The subsection refers to the recently completed “City of Stamford Stormwater Drainage Manual”. The City’s consultants at Fuss & O’Neill will make a brief presentation on the manual.

Chairman Stein read the presentation into the record.

Mr. Blessing gave a brief overview stating that this is required to meet the State issued MS4 permit requirements and that a text change application will be presented to the Board at a future meeting for their review and vote.

Ms. Elizabeth Troop with Fuss & O’Neill gave a detailed presentation and answered questions from the Board.

PUBLIC HEARING CONTINUED FROM APRIL 20, 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.

Ms. Mathur stated that the applicant has been working with our Traffic & Transportation Bureau to finalize the site plan and the circulation pattern and while they are close will need more time and should be ready by the next Board meeting.

Chairman Sein stated that application **220-05** will not be heard tonight, but will be continued to the May 18, 2020 Zoning Board meeting which will also be a video conference.

2. **Application 220 -10 – LGS, LLC; TPS Associates, LLC, 244 West Avenue, 248 West Avenue and 50 Grenhart Road, Stamford, CT.,- Site & Architectural Plans and or Requested Uses and a Special Exception** – Applicant is proposing to construct a car dealership “Acura of Stamford” along with associated site work and landscaping. Property is located within the NX-D zoning district.

Chairman Stein read application **220-10** into the record and stated that this application is a continuance from our May 4, 2020 meeting.

NOTE: At the April 20, 2020 meeting the Board requested the following information be provided:

- Shell Station: requested explanation regarding proposed median.
- Acura Dealership: what will be the hours of operation?
- Diaz Street: recommended revised elevations and landscaping
- Updated detail plan for the guardrail at the top of the retaining wall.

Ms. Mathur stated that the applicant has met all of the Boards request and that staff is satisfied.

William Hennessey with Carmody Torrance Sandak & Hennessey representing the applicant stated that Mr. Jim Travers – Transportation Bureau Chief has met with the owner/operator of Shell Gas Station and there was agreement regarding the proposed pavement marking and median plan.

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 **220-10** has been closed.

3. **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 at 1425 Bedford Street. The property is in the R-H Zoning District.

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

NOTE: Application **220-15** – The sign was posted on April 20, 2020 and the affidavit for posting of the public hearing sign was submitted to staff on April 27, 2020 and all application materials were posted on the City of Stamford’s website on Tuesday April 28.

NOTE: Due to the Covid 19 Pandemic the Certificate of Mailing has been waived.

Ms. McManus read the Planning Board recommendation letter for **32 children**, dated April 30, 2020 into the record.

Davette Stephens made a brief presentation requesting to care for **46 children** and answered questions from the Board.

She stated the following:

- Hours of operation: 7:30am – 6:00pm – Monday-Friday.
- Parking Spaces: 19 reserved spaces and access to the full lot for the teachers if needed.
- No special events will be held at this location.
- The large suite can accommodate up to 34 children.
- The smaller suite can accommodate up to 18 children.

The Board requested the following:

- Playground: A letter stating that the playground will be exclusive to the daycare during certain hours.
- Further develop floor plan.
- Zoning Location Survey: indicating the location of the suites that will be used and the playground area.

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

Chairman Stein stated that application **220-15** has been closed.

REGULAR MEETING

1. Approval of Minutes: **April 20, 2020:** After a brief discussion a motion was made by Ms. McManus for approval of the minutes as presented, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, Quick & McManus).

NOTE: Mr. Rosenfeld was not in attendance at the April 20, 2020 and therefore ineligible to vote.

PENDING APPLICATIONS

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

Chairman Stein read application **219-23** into the record. He stated that Ms. Mathur is working on the comments that were received from the Harbor Management Commission and that the Board will discuss and vote at the May 18, 2020 meeting.

4. Application 220 -10 – LGS, LLC; TPS Associates, LLC, 244 West Avenue, 248 West Avenue and 50 Grenhart Road, Stamford, CT.,- Site & Architectural Plans and or Requested Uses and a Special Exception.

Following a brief discussion of the draft conditions a motion was made by Mr. Morris for approval of application **220-10** with the conditions discussed and amended tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Quick, McManus & Rosenfeld).

5. Application 220-15– DAVETTE STEPHENS, 1425 Bedford Street, Stamford, CT., - Special Exception.

Following a lengthy discussion on the amount of children to be allowed, the Board agreed to the following:

The Child Day Care Center will initially be limited to 32 children. Such limit may be increased to up to 46 children, subject to approval by Zoning Board Staff. Any request for additional capacity will be subject to approval of the additional capacity by the State of Connecticut, and demonstration of zoning compliance with respect to parking.

And with that a motion was made by Ms. McManus for approval of application **220-15** with the conditions discussed and amended tonight, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, Quick, McManus & Rosenfeld).

ADMINISTRATIVE REVIEW

2. Applications 207-12 and 207-13MOD – ESRT METRO TOWER, LLC (Metro Green), 669 Atlantic Street (Block 21), Amended General Development Plan (GDP), Special Exception, Amended Final Site & Architectural Plans and Coastal Site Plan Review, to construct approximately a 325,000 square foot office tower, and 258 dwelling units in four separate buildings, as well as associated parking, landscaping and streetscape improvements (*Request for extension of time*).

Following a brief discussion a motion was made by Mr. Rosenfeld for approval of an extension of time for applications **207-12** and **207-13MOD**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld).

3. **Application 212-05 – Site & Architectural Plan and Coastal Site Plan Review (CSPR), BBSF, LLC**, Final Site Plan and CSPR requesting approval of a 325,000 square foot, 17-story office tower, parking garage and associated landscape and streetscape improvements, located at One Station Place, part of the mixed-use, transit-oriented development Metro Green Project. ***(Request for extension of time)***.

Following a brief discussion a motion was made by Mr. Rosenfeld for approval of an extension of time for application **212-05**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld).

ADJOURNMENT

Chairman Stein called for motion to adjourn the meeting at 9:30pm, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 5042020

NOTE:

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