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**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND REGULAR MEETING ON MONDAY
JULY 13, 2020, AT 7:00 PM EST THROUGH A
WEB AND PHONE MEETING**

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

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

Chairman Stein stated that Mr. Rosenfeld has been seated in Ms. McManus's absence.

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 suggested that the Board discuss a few procedural Issues that have come up. The Board was in agreement and after some discussion the following was agreed upon.

1) Time limits for applicant/s to submit additional information and/or changes.

Staff stated that the Board's packets are mailed on the Tuesday before the Monday meeting. The Zoning Board asked that the mailing be sent out on Mondays. With that being stated it was determined that if the applicant wishes to submit any additional materials and/or changes, they must be received by the end of business on the Friday before the Monday mailing.

NOTE: If any additional materials and/or changes are submitted after the Monday mailing and the Board feels that the information received by the board is not timely/insufficient they reserve the right to continue the public hearing.

Mr. Morris moved to adopt **procedure #1**, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Rosenfeld & Quick).

2) Hard copies "vs" electronic

While the Board understands that staff has requested electronic copies as most people are working from home, they however find it difficult to read site plans on their computers and would prefer hard copies mailed as well as electronic.

Ms. Gwozdzowski moved to adopt **procedure #2**, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Rosenfeld & Quick).

PUBLIC HEARING

1. **Application 220-25 –HP Gateway Land One Owner LLC and Gateway Harbor Point Planned Community Association, Inc.; 340 Washington Blvd Stamford, CT -Map Change,** - Applicants are proposing to amend the Zoning Map for 340 Washington Blvd from the Residential Multi Family (RM-F) Zoning District to Transportation Center Design District (TCDD).
2. **Application 217-16 (3rd Mod) – Charter Communications Holding Company LLC; HP Gateway One Owner LLC; HP Gateway Unit Two Owner LLC and Gateway Harbor Point Planned Community Association, Inc., – 340 Washington Blvd & 400-440 Washington Blvd, Stamford, CT., General Development Plan, Site and Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review,** -Applicants are proposing to modify the previously approved application 217-16 (2nd Mod) to facilitate the reconfiguration of the proposed parking garage and deck to incorporate 340 Washington Blvd and other associated modifications to the site plan related to the Gateway development.

NOTE: The affidavit for Posting of the Public Hearing” sign for applications **220-25 & 217-16 (3rd MOD)** was submitted to staff on July 1, 2020.

NOTE: The Certificate of Mailing for applications **220-25 & 217-16 (3rd MOD)** was submitted to staff on July 6, 2020.

Chairman Stein read applications **220-25** and **217-16 (3rd MOD)** into the record.

Ms. Gwozdziowski read the Planning Board recommendation letter dated June 10, 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 and answered questions from the Board.

Michael Chowaniec VP of State Government Affairs with Charter Communications spoke regarding their progress with the Gateway project and their commitment to being a major corporate organization in Stamford.

Matt Popp landscape architect gave a brief presentation and answered questions from the Board.

The Board requested a more detailed landscaping plan subject to staff approval. This request will be added to the conditions.

PUBLIC SPEAKERS

- Elizabeth McCauley –Spoke of her concerns with the proposed parking garage.
- Sue Halpern – Spoke of her concerns with the proposed parking garage.
- Mathew Reinhart – Would like to see a traffic light at the corner of Berkeley Street and Pulaski Street.

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

Mr. Blessing suggested to Mr. Reinhart that with respect to the traffic light that he reach out to James Travers –Transportation and Traffic Bureau Chief. Mr. Reinhart agreed and will contact Mr. Travers.

Mr. Hennessey responded to the public speaker’s concerns, answered additional questions from the Board and gave his closing comments.

Chairman Stein stated that the Public Hearings for applications **220-25** and **217-16 (3rd MOD)** have been closed.

3. **Application 220-17– RICHARD REDNISS – c/o 22 First Street (Redniss & Mead), Stamford CT., -Text Change**, -Proposing to Amend Section Article III Section 9 AA. P-D (Planned Development District), subsection 1, subsection 3-g, subsection 3-h and Subsection 12.D-1-b.
4. **Application 220-18 - Wescott Apartments DE 1 LLC Et Al (owner) & Wescott Apartments DE 2 LLC (co-owner), 1430 Washington Boulevard, Stamford, CT., – Map Change**, -Applicants are requesting to have a portion of 1430 Washington Boulevard rezoned from existing zoning districts R-5, R-H & P-D to proposed zoning districts R-5 & P-D.

NOTE: The affidavit for Posting of the Public Hearing” sign for application **220-18** was submitted to staff on July 1, 2020.

NOTE: The Certificate of Mailing for application **220-18** was submitted to staff on July 1, 2020.

Chairman Stein read applications **220-17** and **220-18** into the record.

Ms. Gwozdziowski read the Planning Board recommendation letter dated June 10, 2020 into the record.

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

PUBLIC SPEAKERS

- Barry Michelson – Idlewood Drive - Spoke of his concerns with the parking requirements in general.

Mr. Mazzeo and Mr. Redniss both responded to Mr. Michelson's comments.

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

Mr. Mazzeo answered additional questions from the Board and gave his closing comments.

NOTE: The Board requested the applicant to provide a count of the number of tenant owned vehicles that parked in the parking garage.

Chairman Stein stated that the Public Hearing for applications **220-17** and **220-18** have been closed.

REGULAR MEETING

1. Approval of Minutes: **June 29, 2020:** After a brief discussion a motion was made by Mr. Morris for approval of the minutes as discussed and amended tonight, second by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Rosenfeld & Quick).

PENDING APPLICATIONS

1. Application **220-13**- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change.

Chairman Stein and Mr. Morris both thanked Barry Michelson for his comments during the June 29, 2020 meeting and the information he submitted to them for review and consideration.

Following a brief discussion a motion was made by Mr. Morris for approval of application **220-13**, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Rosenfeld & Quick).

2. Application **220-19** - RAYMOND R. MAZZEO – c/o 22 First Street (Redniss & Mead), Stamford CT., -Text Change.

Following a brief discussion a motion was made by Mr. Morris for approval of application **220-19**, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Rosenfeld & Quick).

3. 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.

Following a brief discussion a motion was made by Ms. Gwozdziowski for approval of application **220-20** with conditions as discussed and amended tonight, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, Gwozdziowski, Rosenfeld & Quick).

4. Application **220-25** –HP Gateway Land One Owner LLC and Gateway Harbor Point Planned Community Association, Inc.; 340 Washington Blvd Stamford, CT -Map Change.

Following a brief discussion a motion was made by Ms. Gwozdziowski for approval of application 220-25, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, Gwozdziowski, Rosenfeld & Quick).

5. Application **217-16 (3rd Mod)** – Charter Communications Holding Company LLC; HP Gateway One Owner LLC; HP Gateway Unit Two Owner LLC and Gateway Harbor Point Planned Community Association, Inc., – 340 Washington Blvd & 400-440 Washington Blvd, Stamford, CT., General Development Plan, Site and Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review.

NOTE: Tabled to the July 27, 2020 regular meeting so that staff can prepare the draft conditions.

6. Application **220-17**– RICHARD REDNISS – c/o 22 First Street (Redniss & Mead), Stamford CT., -Text Change.
7. Application **220-18** - Wescott Apartments DE 1 LLC Et Al (owner) & Wescott Apartments DE 2 LLC (co-owner), 1430 Washington Boulevard, Stamford, CT., – Map Change.

NOTE: Applications **220-17** & **220-18** - The Board requested from applicant a count of the number of tenant owned vehicles that parked in the parking garage.

ADMINISTRATIVE REVIEW

1. Request from Transportation Traffic and Parking Bureau to modify the approved streetscape plan for Piave Street associated with **218-48** (EMPIRE STORAGE, LLC, 11 Leon Place- Site & Architectural Plans and/or Requested Uses) in order to widen Piave Street.

NOTE: Chairman Stein stated that the administrative request for **218-48** has been postponed as the applicant and staff are in continued discussions.

2. **Application 218-17 – URSTADT BIDDLE PROPERTIES, INC, 1101 High Ridge Road – Site and Architectural Plans and /or Requested Uses,** Applicant is seeking to improve the parking lot for Trader Joe’s, Chase Bank and a portion of High Ridge Shopping Center, create a connecting driveway between Trader Joe’s and Chase bank and realign existing crosswalks ***(Request for extension of time)***.

Following a brief discussion, a motion was made by Mr. Rosenfeld for approval of a one year extension of time for application **218-17**, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, Rosenfeld, Gwozdzowski & Quick).

ADJOURNMENT

Ms. Gwozdzowski made a motion to adjourn the meeting at 10:35pm, seconded by Chairman Stein and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Rosenfeld & Quick).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 7132020

NOTE:

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