

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, DECEMBER 21, 2020, AT 6:30 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) & Keith Silver (Alternate).

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

Chairman Stein called the meeting to order at 6:30pm.

Chairman Stein 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.

**PUBLIC HEARING CONTINUED FROM DECEMBER 7, 2020**

1. **Application 220-38 - CITY OF STAMFORD – ZONING BOARD, 888 Washington 777 Boulevard, Stamford, CT,- Text Change,** Proposing as part of the Omnibus Text Change, an overhaul of Section 7.3, currently named “Special Exception for Historic Buildings”. The new Section 7.3 “Historic Preservation” will be accompanied by several new defined terms related to historic preservation.

Chairman Stein read application **220-38** into the record and stated that this is a continuation from the December 7, 2020 public hearing.

Mr. Blessing began his presentation by stating that staff has incorporated public comments into the latest version which he will present tonight. Once presented, staff and the Board will discuss and if the Board is agreeable with these changes, staff will post to the Zoning Board’s web page the next day.

With that Mr. Blessing gave a detailed presentation and answered questions from the Board.

**PUBLIC SPEAKERS**

- Judy Norinsky – President of the Historic Neighborhood Association of Stamford - made a statement – in favor
- David Kooris – President of Downtown Special Services District - thanked staff for incorporating their comments and he is looking forward to reviewing the updated version of the proposed text amendment.
- Richard Redniss – has some concerns and is looking forward to reviewing the updated version of the proposed text amendment.

- Sue Halpern – VP NRZ –sent in a question “what about the abandoned houses on Henry Street, what can the City do about them? Mr. Blessing replied that abandoned properties are not part of this text amendment but rather fall under anti-blight and that she should send in a request to “Fix it Stamford”.

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

Chairman Stein asked the Board members if anyone objects to this latest version being posted to the Zoning Board’s web page – there were no objections.

With that Chairman Stein stated for the **January 11, 2021** public hearing, written public comments must be sent to staff by **January 4, 2021**, staff will incorporate said comments in the proposed text change, post on the Zoning Board’s web page and the Board will discuss at the **January 11, 2021** public hearing.

Chairman Stein stated that the public hearing for application **220-38** will be continued to the **January 11, 2021** Zoning Board meeting at 6:30pm via Zoom video conference.

### **PUBLIC HEARING**

1. **Application 220-41 – Michael & Carol Fedele, c/o First Street, Stamford, CT., - Text Change**, - Proposing to Amend Section 5-E (Use Regulations) to modify the definition of Family Estate.

Chairman Stein read application **220-41** into the record.

Ms. McManus read the Planning Board recommendation letter dated November 17, 2020 into the record.

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

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

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

Chairman Stein stated that the public hearing for application **220-41** has been closed.

## **REGULAR MEETING**

1. Approval of Minutes: **December 7, 2020:** After a brief discussion a motion was made by Ms. Gwozdzowski for approval of the minutes as presented tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, McManus & Quick).

## **PENDING APPLICATIONS**

1. Application 220-38 - CITY OF STAMFORD – ZONING BOARD, 888 Washington 777 Boulevard, Stamford, CT,- Text Change.

**Application 220-38 has been continued to the January 11, 2021 Zoning Board public hearing to be held via Zoom video conference.**

2. Application 220-42- TRACI SKIADAS, Stamford, CT,- Text Change.

**NOTE:** At the December 7, 2020 meeting, Mr. Quick stated that he is a friend of the applicant and family and therefore had recused himself. Chairman Stein stated that Mr. Silver will be seated in Mr. Quick's place for the discussion and vote of application **220-42**.

**NOTE:** At the December 7, 2020 regular meeting the Board asked for staff to provide a location map indicating the current locations of package stores (excluding master plan categories 9 and 11) and how many more and where could they be located if the Board were to approve the text amendment.

Ms. Mathur presented the location map and answered questions.

Following a brief discussion a motion was made by Ms. McManus for approval of application **220-42**, seconded by Mr. Silver and carried on a vote of 4 to 1:

Stein – Yes

Gwozdzowski – Yes

McManus – Yes

Quick - Yes

Morris – No

**NOTE:** Chairman Stein stated that Mr. Quick has been re-seated.

3. Application 220-41 – Michael & Carol Fedele, c/o First Street, Stamford, CT., - Text Change.

Following a brief discussion a motion was made by Ms. Gwozdzowski for approval of application **220-41**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

## **ADMINISTRATIVE REVIEW**

1. **Application 214-05 – URB, 1 Greyrock Place – Parcel 38 & 38B, - Special Permit and Site and Architectural Plans** - *(Presentation of the proposed artwork)*.

Chairman Stein read the request into the record.

Ms. Mathur gave a brief presentation and stated that staff was pleased with the proposed artwork.

Lisa Feinberg with Carmody Torrance Sandak & Hennessey introduced representatives for the URB project that were in attendance and along with said representatives gave a brief update on where they stand with respect to the foundation and construction permits.

John Wuestneck representing URB stated that in order to paint the artwork, the temperature would have to be at least 60 degrees and that the project would take two weeks. With that they are requesting an extension to June 1, 2021 and if on June 1, 2021 they are not in the ground starting construction, than the artwork will be done.

Following a brief discussion a motion was made by Mr. Morris to grant an extension for the artwork to begin on June 1, 2021 unless the applicant is in the ground starting construction, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

2. **Application 219-06 FEE FD Stamford LLC, 507/523 Canal Street & 46 John Street General Development Plan, Coastal Site Plan Review, Special Permit and Site and Architectural Plans** -*(Review of proposal for Community Space)*.

**NOTE:** This request is not for a formal vote, the applicant is just seeking a sense from the Board, that the proposal for the community space is agreeable to them.

Richard Redniss representing the applicant gave a detailed presentation and answered questions from the Board.

The Board and Mr. Redniss began a lengthy discussion concerning the operations manual and the Chairman asked Mr. Redniss to present a complete draft of the Operations Management Plan at the upcoming January 11, 2021 Zoning Board meeting.

Michael Hyman – advisor for Domus – gave a brief statement and stated that they will be working with the community and Hudson Table in their effort to plan for, maintain, and sustain the space for the benefit of the community.

With that Chairman Stein asked the Board members if they were agreeable with the proposal for the community space – there were no objections.

**ADJOURNMENT**

Ms. Gwozdzowski made a motion to adjourn the meeting at 9:58pm, 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 122120

**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).