

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, SEPTEMBER 12, 2022, AT 6:30 PM
EDT THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary) & Rosanne McManus.

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

Chairman Stein stated that Mr. Quick and Mr. Rosenfeld have both resigned from the Zoning Board – he thanked them both for their hard work and dedication to the Board.

Chairman also stated that they have a new member who has been approved by the Board of Representatives and will be joining our next meeting on September 28, 2022.

PUBLIC HEARING CONTINUED FROM JULY 25, 2022.

1. **Application 222-14 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change**, - the City of Stamford Zoning Board is proposing a rezoning for properties currently located in the M-L & M-G district to the R-HD (Residential High Density District). This rezoning will affect properties in Subarea C located east of Pacific Street.

Application 222-14 has been closed (except left open to receive any additional written comments from the public. Comments are to be submitted before the close of business for this item on Sept 12, 2022.)

Chairman Stein stated that application **222-14** is now officially closed.

PUBLIC HEARING

1. **Application 222-25 – Walton Place LLC & 80 Prospect Street Partners LLC, 0 Walton Place (002-6688 & 002-6689) & 80 Prospect Street (004-1560, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a Special Permit -**
Proposing the redevelopment of the site including repurposing of a 1900s church building, removal of a 1960s addition and the former retail building and addition of a new 224 unit multifamily residential apartment building along with ample green space and covered parking.

2. **Application 222-26 – Richard W. Redniss (22 1st Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change** – Applicant is proposing to amend Section 6 (Design Standards for Publicly Accessible Amenity Space) to include an option for alternate means of compliance, including a fee-in-lieu of onsite PAAS.

3. **Application 222-27 – Walton Place LLC & 80 Prospect Street Partners LLC, 0 Walton Place (002-6688 & 002-6689) & 80 Prospect Street (004-1560, Stamford, CT., – Map Change** – Applicant is proposing a rezoning from the present R-H & C-L zoning districts to the RH-D zoning district.

NOTE: The affidavit for “Posting of the Public Hearing Signage” for applications **222-25 & 222-27** was submitted to staff on **August 29, 2022**.

NOTE: The “Certificate of Mailing” for applications **222-25, 222-26 & 222-27** was submitted to staff on **September 6, 2022**.

Chairman Stein read applications **222-25, 222-26 & 222-27** into the record.

Ms. McManus read the Planning Board’s referral letters for applications **222-25, 222-26 & 222-27** all dated **August 15, 2022** into the record.

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

PUBLIC SPEAKERS

- Sue Halpern – 30 Elmcroft Road – had questions
- Francis Lane – 40 Clinton Ave – had questions
- Dave Avery – 71 Strawberry Hill Ave - had concerns with the sidewalks and made comments
- Barry Michelson (on behalf of the Stamford Neighborhood Coalition) – Idlewood Drive – made comments
- Esther Marie Giordano – 94 Strawberry Hill Ave – made comments
- Elizabeth McCauley -18 Walter Wheeler Drive –had questions and made comments
- Marie ? - 444 Bedford Street –made comments
- Jean Bilicznianski -125 Idlewood Drive – made comments
- Anthony Pramburger -31 Dann Drive – in favor of the project -however not in favor of the text change -made comments

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

Mr. Redniss replied to the speakers questions, answered additional questions from the Board and gave his closing comments

Chairman Stein stated that applications **222-25, 222-26 & 222-27** have been closed.

REGULAR MEETING

1. Approval of Minutes: **July 25, 2022:** 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 3 to 0 (Stein, Morris & McManus).

PENDING APPLICATIONS

1. Application 222-13 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **222-13**, seconded by Ms. McManus and carried on a vote of 3 to 0 (Stein, Morris & McManus).

2. Application 222-14 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change.

Application 222-14 has been closed and will be placed on the September 28, 2022 special meeting agenda under pending applications.

Mr. Morris made a motion to take the agenda out of order to item #6 application C SPR 1125 and to continue to the end of the agenda placing items #3, #4 & 5 at the end of the agenda, seconded by Ms. McManus and carried on a vote of 3 to 0 (Stein, Morris & McManus).

6. **C SPR 1125- Zero Ocean Drive West, LLC, 0 & 367 Ocean Drive West, Stamford, CT -** Applicant is proposing to demolish existing dwelling and construct a new dwelling, driveway, pool, patios along with associated site and drainage improvements. Property is located within the CAM boundary.

Chairman Stein read application **C SPR 1125** into the record.

Ms. Mathur gave a brief presentation and answered questions from the Board.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **C SPR 1125** with conditions prepared by EPB Staff dated August 18, 2022 and conditions prepared by Engineering Staff dated January 10, 2022 and additional comments in an email dated May 9, 2022, seconded by Ms. McManus and carried on a vote of 3 to 0 (Stein, Morris & McManus).

7. **C SPR 1137 - Paul Breunich, 106 Carter Drive, Stamford, CT –** Proposing to reconstruct former cottage to conform with the FEMA minimum standards and the Stamford Zoning Regulations – Section 15 – Flood Prone Area regulations. Property is located within the CAM boundary.

Chairman Stein read application **C SPR 1137** into the record.

Ms. Mathur gave a brief presentation and answered questions from the Board.

Following a brief discussion, a motion was made by Ms. McManus for approval of application **CSPR 1137** with conditions prepared by EPB Staff dated August 2, 2022 and conditions prepared by Engineering Staff dated March 8, 2022 and April 19, 2022, seconded by Mr. Morris (excluding the condition for the height of the platform for the electrical meter which has been resolved) and carried on a vote of 3 to 0 (Stein, Morris & McManus).

8. **CSPR 1139– Martin and Anna Waters, 81 Dolphin Cove Quay, Stamford, CT** - Proposing to replace existing stone patio and covered deck with new slightly enlarged stone patio and covered deck. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1139** into the record.

Ms. Mathur gave a brief presentation and answered questions from the Board.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **CSPR 1139** with conditions prepared by EPB Staff dated August 25, 2022 and conditions prepared by Engineering Staff dated April 6, 2022, seconded by Ms. McManus and carried on a vote of 3 to 0 (Stein, Morris & McManus).

9. **CSPR 1143 – John & Janet Harper, 96 Saddle Rock Road, Stamford, CT –** Proposing to construct a roof over an existing deck. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1143** into the record.

Ms. Mathur gave a brief presentation and answered questions from the Board.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **CSPR 1143** with conditions prepared by EPB Staff dated August 11, 2022 and conditions prepared by Engineering Staff dated May 8, 2022, seconded by Ms. McManus and carried on a vote of 3 to 0 (Stein, Morris & McManus).

10. **CSPR 1149 – Harris Firestone, 219 Dolphin Cove Quay, Stamford, CT –** Proposing to construct a timber landing on four concrete filled sonotube footings; install an aluminum ramp, timber floating docks and three timber float anchor pilings for private seasonal boat dock. Property is located with the CAM boundary.

Chairman Stein read application **CSPR 1149** into the record.

Ms. Mathur gave a brief presentation and answered questions from the Board.

Following a brief discussion, a motion was made by Ms. McManus for approval of application **CSPR 1149** with conditions prepared by EPB Staff dated August 2, 2022 and conditions prepared by Engineering Staff dated July 6, 2022, seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris & McManus).

11. **CSPR 1150 – Vinay Pande, 46 Cook Road, Stamford, CT** – Proposing to convert existing covered porch in rear yard to habitable space. Remove existing roof over finished second story and add a full story with half story above. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1150** into the record.

Ms. Mathur gave a brief presentation and answered questions from the Board.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **CSPR 1150** with conditions prepared by EPB Staff dated July 25, 2022 and conditions prepared by Engineering Staff dated July 11, 2022 and additional comments in an email dated July 25, 2022, seconded by Ms. McManus and carried on a vote of 3 to 0 (Stein, Morris & McManus).

12. **CSPR 1152 – Robert Luton, 23 Ralsey Road South, Stamford, CT** – Proposing to construct a roof over a portion of an existing porch. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1152** into the record.

Ms. Mathur gave a brief presentation and answered questions from the Board.

Following a brief discussion, a motion was made by Ms. McManus for approval of application **CSPR 1152** with conditions prepared by EPB Staff dated July 22, 2022 and conditions prepared by Engineering Staff dated July 14, 2022, seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris & McManus).

13. **CSPR 1154 – 32 FCR LLC, 32 Flying Cloud Road, Stamford, CT** – The Applicant proposes to remove the existing dwelling and driveway, construct a new dwelling, patio, utilities, walks along with associated site grading, landscaping and installation of stormwater runoff controls. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1154** into the record.

Ms. Mathur gave a brief presentation and answered questions from the Board.

Following a brief discussion, a motion was made by Ms. McManus for approval of application **CSPR 1154** with conditions prepared by EPB Staff dated August 15, 2022 and conditions prepared by Engineering Staff dated July 27, 2022. Also prior to the building permit, the applicant will enter into the “agreement covenant” document presented to the Zoning Board. Seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris & McManus).

14. **CSPR 1157 – Carousel Balloons LLC & Raymond P. Zodda, 1226 East Main Street, Stamford, CT** – Proposing a filling station for propane and other gasses and a fenced in storage area. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1157** into the record.

Ms. Mathur gave a brief presentation and answered questions from the Board.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **CSPR 1157** with conditions prepared by EPB Staff dated August 31, 2022, seconded by Ms. McManus and carried on a vote of 3 to 0 (Stein, Morris & McManus).

15. **CSPR 1147 – Alessandro Marchetti, 85 Downs Avenue, Stamford, CT** – Proposing to add shed dormers, bedrooms and one bathroom to existing attic. Property is located with the CAM boundary.

Chairman Stein read application **CSPR 1147** into the record.

Ms. Mathur gave a brief presentation and answered questions from the Board.

Following a brief discussion, a motion was made by Ms. McManus for approval of application **CSPR 1147** with conditions prepared by EPB Staff dated September 2, 2022 and conditions prepared by Engineering Staff dated June 9, 2022 seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris & McManus).

ADMINISTRATIVE REVIEW

1. **6 Ravenglass Drive, Unit 13 (Windermere on the Lake)** – Review of modification of the location of the principal building and attached garage per Condition #4 of Zoning Board approval 206-20.

Chairman Stein read the request into the record.

Ms. Mathur gave a brief presentation and following a brief discussion, a motion was made by Mr. Morris for approval of the new location of the proposed project, seconded by Ms. McManus and carried on a vote of 3 to 0 (Stein, Morris & McManus).

UPDATES & DISCUSSIONS

1. **Waterfront Magee Ave – 205 Magee Avenue** – Status update on the Boat Yard storage facility.

Chairman Stein read item into the record.

Ms. Mathur stated the applicant has been working to obtain the proper approvals from DEEP, however they have encountered more issues. Staff reached out to DEEP and is waiting on more information.

Chairman Stein asked for staff to reach out again to DEEP and to place this item back on the September 28, 2022 Special Meeting agenda.

2. Guidelines for reviewing petitions appealing Zoning Board decisions to the Board of Representatives.

Chairman Stein read item into the record and gave an update to the Board. Mr. Blessing also gave a brief presentation and answered questions from the Board. Following a brief discussion, Mr. Morris made a motion for approval, seconded by Ms. McManus and carried on a vote of 3 to 0 (Stein, Morris & McManus).

PENDING APPLICATIONS

3. Application 222-25 – Walton Place LLC & 80 Prospect Street Partners LLC, 0 Walton Place (002-6688 & 002-6689) & 80 Prospect Street (004-1560, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a Special Permit.

Application 222-25 has been closed and will be placed on the September 29, 2022 special meeting agenda under pending applications.

4. Application 222-26 – Richard W. Redniss (22 1st Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change.

Application 222-26 has been closed and will be placed on the September 29, 2022 special meeting agenda under pending applications.

5. Applications 222-27 – Walton Place LLC & 80 Prospect Street Partners LLC, 0 Walton Place (002-6688 & 002-6689) & 80 Prospect Street (004-1560, Stamford, CT., – Map Change.

Application 222-27 has been closed and will be placed on the September 29, 2022 special meeting agenda under pending applications.

ADJOURNMENT

Ms. McManus made motion to adjourn the meeting at 10:40pm, seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris & McManus)

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 09122022

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