

**MINUTES OF THE ZONING BOARD SPECIAL
MEETING AND A REGULAR MEETING ON
WEDNESDAY, SEPTEMBER 28, 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 & Alejandro Knopoff.

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 we have a new member Alejandro Knopoff, and he welcomed Mr. Knopoff to the Board.

UPDATES AND DISCUSSIONS

1. Aquarian Water Company gave an update on the City of Stamford’s water supply and its impact with respect to development.

Dan Lawrence Vice President of Engineering & Real Estate and Ingrid Jacobs Manager, Water Resources & Infrastructure Planning gave a detailed presentation and answered questions from the Board.

Ms. McManus made a motion to take the agenda out of order to hear **Public Hearing Applications 222-23 and 222-24**, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, McManus & Knopoff).

PUBLIC HEARING

1. **Application 222-23 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Map Change:** Applicant is proposing to rezone 68 Seaview Avenue from the present R-5 (Multiple Family Medium Density Design District) to proposed RM-1 (Multiple Family, Low Density Design District).
2. **Application 222-24 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:** Applicant is proposing to convert the main building, a mostly vacant office building into a predominantly residential multifamily development containing (52)

residential units, office space on the second floor and on-site parking. The Marina will be unchanged and continue operations and the boardwalk located on the east of the property will continue to be open for public access.

NOTE: The Affidavit for Posting of the Public Hearing signage for applications **222-23** and **222-24** was submitted to staff on **September 14, 2022**.

NOTE: The Certificate of Mailing for applications **222-23** and **222-24** was submitted to staff on **September 16, 2022**.

Chairman Stein read applications **222-23** and **222-24** into the record.

Ms. McManus read the Planning Board's referral letters for applications **222-23** and **222-24** both dated **August 15, 2022** into the record.

William Hennessey with Carmody Torrance Sandak Hennessey representing the applicant, stated that they have been in consultation with staff and have agreed to open and continue both applications to the **October 17, 2022** Zoning Board Meeting.

Chairman Stein stated that the public hearing for application **222-23** and **222-24** will be continued to the **October 17, 2022** Zoning Board meeting at 6:30pm via Zoom video conference.

Mr. Morris made a motion to return to agenda order, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus & Knopoff)

1. **Application 222-28 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** - Proposing to amend Section 5.E use regulations to add definitions and regulations related to accessory dwelling units (ADU), amend Section 4 District regulations to add ADU as a permitted use, amend Appendix B Table III and Appendix A Table I to add ADU as a permitted use.

Chairman Stein read application **222-28** into the record and thanked staff for their work. He also stated that they will not be discussing and/or voting on opting out of the State of Connecticut ADU regulations - that will be coming at a later meeting. We will only be discussing the Text Change being presented by staff tonight.

Ms. McManus read the Planning Board's referral letter for application **222-28** dated **September 1, 2022** into the record.

Ralph Blessing, Land Use Bureau Chief gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Maureen Boylan - 61 Seaview Ave – Opposed
- Dice Ho - 75 Tresser Blvd – In Support
- Robert Oberwetter - 424 Old Long Ridge Road – In Support

- Jonea Gurwitt - 580 Hunting Ridge Road –In Support
- Susan Swidler - 277 BlackBerry Drive – in Support
- Morgan Harris – 29 Alton Road – Had questions
- George Dallas – 125 Dundee Road – Made a statement
- Scott Halles – 41 Fairmont Ave – Opposed
- Jerry Silver – 290 Club Road – In Favor
- Jordan Force – 2350 Washington Blvd – unit 6 – In Favor
- Honorata Kazmierczak - 77 Knox Road – Opposed
- John Pelliccia-6 High Rock Road – In Support
- Paul Arvoy – 59 Lancer Lane – Opposed
- Thomas Lombardo – 65 Hickory Road – Made a statement
- Ann Montalbano – Rocky Rapids Road – opposed
- Meg Dembofsky -85 Boxwood Drive - Opposed
- Will Wright -228 Pepper Ridge Road - In Favor
- Shelley Michelson – 111 Idlewood Drive – Opposed
- Dan Lombardi – 249 Hubbard Ave – In Favor
- Zach Oberholtzer -2475 Summer Street – In Favor
- Susan Bell – 1476 Hope Street – Opposed
- Terri Sinha -17 Diamond Crest Lane – Made a statement
- Michael Yacenda - 705 Hunting Ridge Road – Opposed
- Sandy Menendez – 113 Upland Road –Made a statement
- Barry Michelson – 111 Idlewood Drive – Opposed
- Leonard Depreta – Address not given – In Favor
- Sue Halpern – Elmcroft Road – Made a statement
- Paula Waldman – Address not given – Made a statement
- John DeLelle -159 Sun Dance Road – Opposed
- Jeanette Bilicznianski -125 Idlewood Drive –Made a statement

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

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

Chairman Stein stated that application **222-28** has been closed.

REGULAR MEETING

1. Approval of Minutes: **September 12, 2022:** After a brief discussion, a motion was made by Ms. McManus for approval of the minutes as presented tonight, seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris & McManus).

PENDING APPLICATIONS

1. **CSPR 1155 – Jamie C. and Gary M. Shannon, 51 Lanark Road, Stamford, CT –**
Proposing a second floor addition above an existing first floor structure to extend the master bedroom and add a bathroom. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1155** 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 1155** with conditions prepared by EPB Staff dated **September 9, 2022**, conditions prepared by Engineering Staff dated **August 12, 2022** and conditions prepared by DEEP dated **August 18, 2022**, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus & Knopoff).

2. **Application 222-14 - 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 **222-14**, seconded by Ms. McManus and carried on a vote of 3 to 0 (Stein, Morris & McManus).

3. **Application 222-23 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Map Change.**

Application 222-23 has been continued to the October 17, 2022 Zoning Board Meeting.

4. **Application 222-24 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review.**

Application 222-24 has been continued to the October 17, 2022 Zoning Board Meeting.

5. **Application 222-28 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.**

Following a lengthy discussion, a motion was made by Alejandro Knopnoff for approval of application **222-28** with conditions as modified tonight, seconded by Rosanne McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus & Knopoff).

NOTE: Ms. McManus stated that she would like for this item to be revisited in one year, and the board members agreed.

UPDATES AND DISCUSSIONS

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

Chairman Stein read item into the record.

Ms. Mathur stated that DEEP is looking into permits for the remediation of the Boat yard Storage site and that they should be reviewed within the next month or so – but that it could take longer.

Chairman Stein asked for staff to follow up again to DEEP and BLT in a month and to place this item on the **November 21, 2022** meeting agenda.

ADJOURNMENT

Ms. McManus made motion to adjourn the meeting at 10:50pm, seconded by Mr. Knopoff and carried on a vote of 4 to 0 (Stein, Morris, McManus & Knopoff).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 09282022 – SM/RM

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