

**MINUTES OF THE ZONING BOARD
PUBLIC HEARING AND A REGULAR MEETING ON
MONDAY, OCTOBER 17, 2022, AT 6:30 PM
EDT THROUGH A WEB AND PHONE MEETING**

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

Present for staff: 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.

PUBLIC HEARING CONTINUED FROM SEPTEMBER 28, 2022.

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.

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

William Hennessey representing the applicant stated that they have been in discussions with Zoning Board Staff and have submitted today additional information that will need to be reviewed by Environmental Protection Staff, Engineering Staff and DEEP. He stated that this will take some time and is agreeable to a continuation to the **October 31, 2022** meeting.

Chairman Stein stated that the public hearing for applications **222-23** and **222-24** will be continued to the **October 31, 2022** Zoning Board Special meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING

1. **Application 222-29 – UCEDA Institute of Connecticut, INC, Stamford, CT – Text Change**
Applicant is proposing to amend Section 5.E to add a definition for “Vocational, Secretarial or Language School, amend Sections 12.D.5 to amend the parking standard for schools with less than 50 students and amend Appendix A-Table II to include add “Language Schools” under Permitted Uses in Commercial and Industrial Districts Only.

Chairman Stein read application **222-29** into the record.

Mr. Knopoff read the Planning Board’s referral letter for application **222-29** dated **September 30, 2022** into the record.

Richard Rylander, V.P. of UCEDA Institute gave a brief 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.

Chairman Stein stated that application **222-29** has been closed.

REGULAR MEETING

PENDING APPLICATIONS

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

Application 222-23 has been continued to the October 31, 2022 Zoning Board Special Meeting.

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:**

Application 222-24 has been continued to the October 31, 2022 Zoning Board Special Meeting.

3. **Application 222-29 – UCEDA Institute of Connecticut, INC, Stamford, CT – Text Change.**

Following a lengthy discussion, a motion was made by Mr. Morris for approval of application **222-29** with revisions as discussed and amended tonight , seconded by Mr. Knopoff and carried on a vote of 3 to 0 (Stein, Morris & Knopoff).

ADMINISTRATIVE ITEMS

1. Application 220-21 – 492 GLENBROOK ROAD LLC, 492 Glenbrook Road (aka 492-494 Glenbrook Road), Stamford, CT., Site and Architectural Plans and/or Requested Uses and a Special Permit. (Request for modification of the floor height requirement for Ground Floor Residential unit per Section 4.B.7.d (2) (p).

Chairman Stein read the request into the record.

Jason Klein with Carmody Torrance Sandak & Hennessey and James Maffucci owner 492 Glenbrook Road LLC gave a detailed presentation and answered questions from the Board.

Mr. Knopoff had some concerns with the design materials used and wanted the residential front door located on the Glenbrook Road side of the building removed.

Chairman Stein would like another window installed on the second floor as the original request voted on by the Board had a total of 11 windows – proposed changes are for 9 windows.

Chairman Stein stated several times that the changes that were already made should have been brought before the Board for review.

This Board has requested updated renderings incorporating the changes suggested tonight.

Chairman Stein stated that Administrative Request **220-21** will be continued to the **October 31, 2022** Zoning Board Special meeting at 6:30pm via Zoom video conference.

NOTE: Mr. Blessing, Land Use Bureau Chief joined the meeting at 8:09pm.

UPDATES AND DISCUSSIONS

1. Scheduling of future hearings on Opt-Out from provisions of Public Act No. 21-29 with regards to Accessory Dwelling Units and limitations on residential parking requirements.

Chairman Stein read the Updates and Discussions item into the record, gave a brief overview and stated that there will be a Public Hearing on October 31, 2022.

Mr. Blessing stated that if the Zoning Board decides to Opt-Out of Public Act No. 21-29 than the item will be placed on the Land Use Committee agenda on November 3, 2022 and then go to the full Board of Representatives on November 11, 2022.

NOTE: The Land Use Committee and the Board of Representative Meetings are NOT public hearings.

ADJOURNMENT

Mr. Morris made motion to adjourn the meeting at 8:17pm, seconded by Mr. Knopoff and carried on a vote of 3 to 0 (Stein, Morris & Knopoff).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 10172022

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