

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, NOVEMBER 21, 2022, AT 6:30 PM
EST THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Rosanne McManus, Alejandro Knopoff & Racquel Smith-Anderson (Alternate)
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 Racquel Smith-Anderson, and he welcomed Ms. Smith-Anderson to the Board.

Chairman Stein stated the Ms. Smith-Anderson will be seated as a regular Board member tonight.

NEW BUSINESS

1. Election of Zoning Board Chair and Zoning Board Secretary.

Mr. Morris made a motion to nominate David Stein for Board Chair, seconded by Ms. McManus. Ms. McManus made a motion to close the nomination for Board Chair, seconded by Mr. Stein and carried on a vote of 5 to 0 (Stein, Morris, McManus, Knopoff & Smith-Anderson).

Chairman Stein took a vote for Board Chair –all members were in favor of Mr. Stein continuing as chair – 5 to 0 (Stein, Morris, McManus, Knopoff & Smith-Anderson).

Ms. McManus made a motion to nominate Bill Morris for Board Secretary, seconded by Mr. Stein and carried on a vote of 5 to 0 (Stein, Morris, McManus, Knopoff & Smith-Anderson).

PUBLIC HEARING CONTINUED FROM OCTOBER 31, 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 and stated that the applicant has requested a continuation. William Hennessey with Carmody Torrance Sandak Hennessey representing the applicant also made a brief statement.

Chairman Stein stated that the public hearing for applications **222-23 & 222-24** will be continued to the **December 12, 2022** Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING

1. **Application 222-33 – Deras LLC, 60 Strawberry Hill Avenue, Unit L 1, Stamford, CT 06902 –Special Permit** – Applicant is requesting a Special Permit for the ‘Professional Office’ use to bring the existing medical office into conformity and continue to operate under a new physician.

NOTE: Due to the large amount of the notices mailed (over 500) and because the application was very minimal staff waived Posting of the Public Hearing signage.

NOTE: The Certificate of Mailing for application **222-33** was submitted to staff on **November 18, 2022**.

Chairman Stein read the application **222-33** into the record.

Ms. McManus read the Planning Board’s referral letter for application **222-33** dated **November 3, 2022** into the record.

John Leydon representing the applicant, introduced his team, gave a brief presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Ahmed Ebrahim – representing Strawberry Hill Reality LLC– owner of 33 condos at 60 Strawberry Hill Ave – In Favor.

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

Chairman Stein stated that application **222-33** has been closed.

2. **Application 222-31- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change, -** The Proposed text changes are intended to rationalize certain uses permitted by Zoning as well as make a technical correction to Section 12.K. – Street Tree Planting Requirement.

Chairman Stein read application **222-31** into the record.

Ms. McManus read the Planning Board’s referral letter for application **222-31** dated **September 30, 2022** into the record.

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

PUBLIC SPEAKERS

- Sue Halpern – 30 Elmcroft Road – had questions

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 Ms. Halpern’s questions.

Chairman Stein stated that application **222-31** has been closed.

REGULAR MEETING

1. Approval of Minutes: **October 31, 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).

NOTE: Mr. Knopoff was not in attendance for the **October 31, 2022** meeting and therefore unable to participate in the discussion and the vote.

PENDING APPLICATIONS

1. **CSPR 1160 – Quesited Consulting LLC (Katie Wagner), 68 Saddle Rock Road, Stamford, CT –** Proposing replacement of existing generator with a new 60KW generator at the same location with increase in the height of the pad by approximately 3’. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1160** 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 1160** with conditions prepared by EPB Staff dated October 20, 2022, conditions prepared by Engineering Staff dated October 24, 2022 and conditions prepared by DEEP dated October 21, 2022, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Knopoff & Smith-Anderson).

2. **CSPR 1159 – Susan Fixary – (Scott Design), 6 Gypsy Moth Landing, Stamford, CT**
– Proposing to flood proof dwelling. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1159** 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. Knopoff for approval of application **CSPR 1159** with conditions prepared by EPB Staff dated November 10, 2022, conditions prepared by Engineering Staff dated October 18, 2022 and conditions prepared by DEEP dated October 5, 2022, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Knopoff & Smith-Anderson).

3. **CSPR 1131 – David Miller, 76 Wallacks Drive, Stamford, CT** -Proposing to construct a 2-story attached garage and studio addition, site wall and parking court expansion. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1131** 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 1131** with conditions prepared by EPB Staff dated November 10, 2022, conditions prepared by Engineering Staff dated February 7, 2022 and additional comments in an email dated November 9, 2022 and conditions prepared by DEEP dated January 31, 2022 along with entering into a coverent agreement prior to a Building Permit, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Knopoff & Smith-Anderson).

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

Application 222-23 has been continued to the December 12, 2022 Zoning Board Meeting.

5. **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 December 12, 2022 Zoning Board Meeting.

6. Application 222-33 – Deras LLC, 60 Strawberry Hill Avenue, Unit L 1, Stamford, CT 06902 –Special Permit.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **222-33**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Knopoff & Smith-Anderson).

7. Application 222-31- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.

Following a brief discussion, a motion was made by Mr. Knopoff for approval of application **222-31**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Knopoff & Smith-Anderson).

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 continued their detailed presentation and answered questions from the Board.

The Board was still not satisfied with the changes and compromises presented and requested more changes and elevation renderings. Applicant agreed to provide the elevation renderings of the east and south façade, with the changes requested by the Zoning Board, by Friday **December 2, 2022**

Chairman Stein stated that Administrative Request **220-21** will be continued to the **December 5, 2022** Zoning Board Special meeting at 6:30pm via Zoom video conference.

UPDATES & DISCUSSIONS

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

Chairman Stein read item into the record.

Ms. Mathur stated that DEEP is still reviewing and will keep us posted. She also stated that catch basin and drainage pipe cleaning might take place as this work can be performed prior to DEEP approval.

Chairman Stein asked for staff to follow up again to DEEP and BLT in a month and to place this item on another agenda. This item will be placed on the **January 9, 2023** agenda.

2. **State Commuter Parking Garage Utilization**– Discussion on the October report.

Chairman Stein read item in the record and stated that what brought this up is the garage stats that we are receiving every month at the Transportation Center and it has showed that usage has peaked at over 90%.

Ms. Mathur presented the Final Interim Parking Plan showing that BLT is now required to provide all 500 alternate spaces for commuters.

The question is – does the Board want to require BLT provide the alternate 500 parking spaces now? The Board began a discussion and concluded that we should hold off for now but have BLT provide signage around the train station alerting commuters to the availability of free parking at 650 Atlantic.

Ms. Mathur stated that BLT is willing to post signage and will work on this with the State DOT and the City of Stamford's TT&P and present to the Board prior to its December 5th meeting a proposed plan showing where the signs would be placed and the wording.

This item will be placed on the **December 5, 2022** agenda

NOTE: Mr. Morris asked for an update on the CSPR application process and how/ if we can eliminate these applications from a Board review and vote. Mr. Blessing stated that he will look into this matter.

This item will be placed on the **December 5, 2022** agenda

ADJOURNMENT

Mr. Knopoff made motion to adjourn the meeting at 8:47 pm, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Knopoff & Smith-Anderson).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 11212022