

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, DECEMBER 12, 2022, AT 6:30 PM
ET 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.

Racquel Smith-Anderson was seated as a regular member for this meeting.

PUBLIC HEARING CONTINUED FROM NOVEMBER 21, 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 **January 9, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING CONTINUED FROM DECEMBER 6, 2022

1. **Application 221-24– Old Town Square LLC, 160 Atlantic Street, Stamford, CT., - Site and Architectural Plans and/or Requested Uses and Special Permit-** Applicant is proposing to maintain the existing building (formerly used as a bank) and add 9 additional stories for an 11 story hotel containing 82 rooms and 10 suites with a ground floor restaurant, banquet/meeting rooms and a roof-top patio.

Chairman Stein read application **221-24** into the record and stated that the applicant has requested a continuation. Attorney John Leydon representing the applicant also made a brief statement.

Chairman Stein stated that the public hearing for application **221-24** will be continued to the **January 9, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING

1. **Application 222-35- Richard W. Redniss (22 1st Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change** – Proposing to Amend Section 4.B.1e (RA-3, RA-2, RA-1 Single Family Districts, Very Low Density) and 4.B.2.d (R-20, R-10, R-7 ½ Single Family District, Low Density) regulations to allow front yard setbacks to be 50% of the requirement when new lots created by a subdivision are impacted by a FEMA Flood zone and/or inland wetlands.

Chairman Stein read application **222-35** into the record and stated that this applicant will be opened and continued.

Ms. McManus read the Planning Board’s referral letter for application **222-35** dated **November 23, 2022** into the record.

Chairman Stein stated that the public hearing for application **222-35** will be continued to the **January 9, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

2. **Application 222-38- Fairfield County Hospice House Inc. c/o Richard Redniss –Redniss & Mead, 22 First Street, Stamford, CT, - Text Change, -** Proposing to Amend Section 5, Subsection 5-E to add definition for “Residence for End of Life Care”. To Amend Section 4.B.1.b Permitted Uses As-of-Right and to Amend Table 1 to add the use “Residence for End of Life Care as of right (X in RA-1)”.

Chairman Stein read application **222-38** into the record.

Ms. McManus read the Planning Board’s referral letter for application **222-38** dated **November 23, 2022** into the record.

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

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

Mr. Blessing made comments and stated that Zoning Board Staff will create a text amendment incorporating the changes that were proposed tonight.

Mr. Redniss gave his closing comments.

Chairman Stein stated that application **222-38** 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 January 9, 2023 Zoning Board 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 January 9, 2023 Zoning Board Meeting.

3. Application 221-24– Old Town Square LLC, 160 Atlantic Street, Stamford, CT., - Site and Architectural Plans and/or Requested Uses and Special Permit.

Application 221-24 has been continued to the January 9, 2023 Zoning Board Meeting.

4. Application 222-35- Richard W. Redniss (22 1st Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change.

Application 222-35 has been continued to the January 9, 2023 Zoning Board Meeting.

5. Application 222-38- Fairfield County Hospice House Inc. c/o Richard Redniss –Redniss & Mead, 22 First Street, Stamford, CT, - Text Change.

Following a brief discussion, a motion was made by Mr. Knopoff for approval of application **222-38** with the amendments made tonight seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, McManus & Knopoff).

UPDATES & DISCUSSIONS

1. **Commuter parking at 650 Atlantic Street** – Update on signage.

Mr. Mathur gave a presentation showing the proposed signage and answered questions from the Board.

Following a discussion of the language for the signs the Board would like to see the following changes:

Commuter Parking Signage (4, 4' x 10' signs, including replacement of existing directional sign).

Sign should read

Free

Train Station Parking

Directional arrow (with the word "here) in the arrow

650 Atlantic Street

(Phone Number, Website)

BLT Messaging

Entrance to 650 Atlantic Street parking lot.

Sign should read

Entrance sign (1, 5' x 3' Sign at entrance to parking lot)

Entrance

Free Commuter

Parking

650 Atlantic Street

(Phone Number, Website)

BLT Messaging

Chairman Stein asked for staff to request a mark-up of the signage from BLT to approve before printing.

Chairman Stein asked for staff to speak with City of Stamford's TT&P Bureau to see if the State of CT DOT will allow any of these signs to be placed on state roads.

ADJOURNMENT

Ms. McManus made motion to adjourn the meeting at 8:00 pm, 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 12122022