

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, JANUARY 23, 2023, AT 6:30 PM  
ET THROUGH A WEB AND PHONE MEETING**

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

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Chairman Stein stated that Mr. Knopoff has resigned from the Board, he thanked him for all of his service and effort. In the short time he was with us he provided valuable effort and we will miss him.

**NOTE:** Chairman Stein stated that Ms. Smith-Anderson has been seated as a regular member.

A motion was made by Mr. Morris to add an item to the agenda pertaining to pending litigation, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

A motion was made by Mr. Bosak to go into Executive Session to discuss the pending litigation, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

**EXECUTIVE SESSION**

1. Discussion of pending litigation.

Chairman Stein thanked everyone for waiting while they were in executive session.

Chairman Stein stated that while in Executive Session no votes were taken and present were members of the Board, Doug Dalena, Director Legal Affairs, and Cindy Anger, Assistant Corporation Counsel, Ralph Blessing and Vineeta Mathur.

## **UPDATES & DISCUSSIONS**

1. City of Stamford's Traffic Transportation and Parking Bureau – Report regarding the traffic conditions at the Hybrid Marijuana Retail Facility located at 12 Research Drive following the first week of adult-use cannabis sales.

Chairman Stein read the item into the record.

Mr. Blessing gave the Board a brief update.

Frank Petise, Director and Luke Buttenwieser with City of Stamford's Transportation, Traffic and Parking Bureau gave a brief presentation of their finding and answered questions from the Board.

Chairman Stein thanked Mr. Petise and Mr. Buttenwieser for their time and presentation.

## **PUBLIC HEARING CONTINUED FROM JANUARY 9, 2023.**

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 **February 27, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

## **REGULAR MEETING**

1. Approval of Minutes: **January 9, 2023:** After a brief discussion, a motion was made by Mr. Bosak for approval of the minutes as discussed and amended tonight, seconded by Mr. Morris and carried on a vote of 4 to 0 (Morris, Bosak, McManus & Smith-Anderson).

## **PENDING APPLICATIONS**

1. **Application 218-18 (MOD) – Arrow Alternative Care #3 Inc., 806 East Main Street-Special Permit.**

**NOTE:** Chairman Stein watched the video of the **January 9, 2023** Zoning Board meeting and therefore is able to participate in the discussion and vote of application **218-18 (MOD)**.

A motion was made by Ms. McManus **218-18 (MOD)** and seconded by Mr. Bosak to approve the application.

Following a lengthy discussion, a motion for approval was made by Chairman Stein with conditions as discussed and amended tonight: The vote was as follows: 3-2:

Stein – Yes

Morris –Yes

McManus – Yes

Bosak –No

Smith-Anderson -No

2. 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 February 27, 2023, Zoning Board Meeting.**

#### **ADMINISTRATIVE ITEMS**

1. Application **220-40** – Artel Properties LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review -Applicant is proposing to demolish two structures and construct a 39unit residential building with approximately 1980 sq.ft. commercial space on the ground floor and 41 on-site parking spaces (***Requesting an extension of time***).

Chairman Stein read the request into the record and following a brief discussion a motion was made by Mr. Morris for extension of time for application **220-40**, seconded by Ms. McManus and carried on a vote of 4 -0- 1 as follows:

Stein –Yes

Morris – Yes

McManus –Yes

Smith-Anderson – Yes

Bosak – abstained

**NOTE:** The new expiration date will be **September 24, 2023**

2. Application **219-22** -Stillwater Avenue, LLC, 171 Stillwater Avenue & 0 Stillwater Place – Site & Architectural Plans and/or Requested Uses and a Special Exception, - Applicant is proposing to demolish the existing structures and construct a residential building containing 36 apartments, ground floor retail and on-site parking (***Requesting an extension of time***).

Chairman Stein read the request into the record and following a brief discussion a motion was made by Mr. Morris for extension of time for application **219-22**, seconded by Ms. McManus and carried on a vote of 4 - 0 -1 as follows:

Stein –Yes

Morris – Yes

McManus –Yes

Smith-Anderson –Yes

Bosak – abstained

**NOTE:** The new expiration date will be **February 11, 2024**

### **REVIEW SESSION**

1. **Application 222-32 –CP VIII 100 Clinton, LLC, 0,100,102 Clinton Avenue, 29, 31, 37, 41 Division Street, and Parcel N-1 (“Block A”) and 75,79,99,101,107,113 Clinton Avenue and 0,1,4,6,10,17,19,25 Division Street (“Block B’) (collectively, the “Property”). Applications for General Development Plan, Site and Architectural Plans and/or Requested Uses and a Coastal Site Plan Review –** Proposing to construct two residential buildings totaling 471 units with 453± total parking spaces and associated amenities, landscaping, drainage and utility infrastructure. The property is located with the CAM boundary.

Chairman Stein read application **222-32** into the record and stated that this is just a review session, not a public hearing and that this application will be presented to the Planning Board tomorrow (January 24, 2023) night.

Mr. Blessing stated that this is just a review session and not a public hearing. A public hearing will be held at a later date and the public will have the opportunity to comment at that time.

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

Chairman Stein asked for a motion to add application **222-04** to the agenda for discussion and action to condition #13 of approval.

Ms. McManus made a motion to add application **222-04** to the agenda, seconded by Mr. Morris and carried on a vote of 4-0-1 as follows:

Stein – Yes

Morris – Yes

McManus – Yes

Smith-Anderson – Yes

Bosak – Abstained

**ADMINISTRATIVE ACTION**

1. **Application 222-04 – First National Joint Venture, LLC and Canal Street Fund LLC, 441, 481 & 0 Canal Street & 50 John Street – Site & Architectural Plan and/or Requested Uses, Coastal Site Plan Review and a Special Permit** - Discussion and action to amend condition #13 of approval to change the amount from \$400,000.00 to \$300,000.00 and to delete references to Transportation, Traffic and Parking Bureaus memos from the final sentence.

Following a brief discussion, a motion was made by Mr. Morris for approval of the amendments as discussed, seconded by Ms. McManus and carried on a vote of 3-0-2 as follows:

Stein – Yes

Morris – Yes

McManus – Yes

Bosak - Abstained

Smith- Anderson - Abstained

**ADJOURNMENT**

Mr. Bosak made motion to adjourn the meeting at 8:57pm, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

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