

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, FEBRUARY 27, 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.

Chairman Stein stated that Ms. Smith-Anderson will be seated as a voting member.

PUBLIC HEARING CONTINUED FROM JANUARY 23, 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 a 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 **March 27, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING CONTINUED FROM FEBRUARY 6, 2023

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, Coastal Site Plan Review and a Special Permit -** Proposing to construct two residential buildings totaling 471 units with 453± total parking spaces and associated amenities, landscaping, drainage, utility infrastructure and a Special

Permit pursuant to Section 12.A.3 to allow modification of the garage ramp on Block A and Block B. The property is located within the CAM boundary.

Chairman Stein read application **222-32** into the record and stated that the applicant has requested a continuation, he also thanked the applicant for providing the Board with all of the materials that were requested from the **February 6, 2023** meeting. Attorney Lisa Feinberg representing the applicant also made a brief statement.

Chairman Stein stated that the public hearing for application **222-32** will be continued to the **March 13, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING

1. **Application 223-01- Continental Family Holdings, LLC & Wings Manager, LLC, 50 Barry Place, Stamford, CT - Site & Architectural Plans and/or Requested Uses and a Special Permit** – Proposing to build a 35,500±sf structure on parcel B that will house an indoor ice rink. Wings Managers, LLC plans to operate youth ice hockey and youth figure skating clinics, educational programs, leagues and tournaments at the venue.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **223-01** was submitted to staff on **February 13, 2023**.

NOTE: The Certificate of Mailing for application **223-01** was submitted to staff on **February 23, 2023**.

Chairman Stein read application **223-01** into the record.

Ms. McManus read the Planning Board's referral letter for application **223-01**, dated **February 9, 2023** into the record.

William Hennessey along with Dan Chapple of Carmody Torrance Sandak Hennessey representing the applicant, introduced their team, gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Dalene ? -Melrose Place – Concern with potential traffic impact

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

The presentation team answered the public speaker's question and answered additional questions from the Board.

The Board requested the following from the applicant for the next meeting:

Photometric / color landscaping plan showing the following:

- How many and the location of the trees to be removed
- How many and the locations of the trees to be planted
- Location of the buffer and the sidewalks
- More landscaping of the chiller
- Traffic and Transportation Management plan –EV Parking Spaces, corrected parking map and calculations chart
- Updated Zoning Date Chart – reflecting parcel B only, showing compliance with all zoning requirements
- Receipt date of the Affordability scorecard
- Parking Management Plan
- Transportation Demand Management Plan

Also the presentation team stated that they will reach out to the Traffic and Transportation Bureau to see if the issues raised by the public speaker with respect to the installation of more stop signs and a speed bump could help with the potential traffic impact.

Chairman Stein stated that the public hearing for application **223-01** will be continued to the **March 13, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **February 6, 2023:** 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. Bosak and Ms. Smith-Anderson were not in attendance for the **February 6, 2023** and therefore unable to participate in the discussion and vote.

2. Approval of Minutes: **February 9, 2023:** After a brief discussion, a motion was made by Mr. Bosak for approval of the minutes as presented tonight, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus & Bosak).

NOTE: Ms. Smith-Anderson were not in attendance for the **February 9, 2023** and therefore unable to participate in the discussion and vote.

PENDING APPLICATIONS

1. 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 March 27, 2023, Zoning Board Meeting.

2. 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.

Application 222-32 has been continued to the March 13, 2023, Zoning Board Meeting.

- 3.. Application 223-01- Continental Family Holdings, LLC & Wings Manager, LLC, 50 Barry Place, Stamford, CT - Site & Architectural Plans and/or Requested Uses and a Special Permit.

Application 222-01 has been continued to the March 13, 2023, Zoning Board Meeting.

UPDATES AND DISCUSSIONS

1. Discussion regarding Urban Design guidelines for new developments.

Chairman Stein read the request into the record.

Mr. Blessing and Ms. Mather gave a detailed presentation and answered questions from the Board.

The Board requested staff to reach out to the Law Department for information on the proposed State of Connecticut bills concerning the future potential power/authority of the Zoning Board.

2. Affordable Housing and Zoning Bills in Legislature

The Board requested the staff to set up a special zoning board meeting to which our legislative delegation will be invited. The purpose of the meeting is to hear from our elected state representatives on the housing and zoning bills now before the state legislature.

ADJOURNMENT

Ms. Smith-Anderson made motion to adjourn the meeting at 8:53 pm, seconded by Mr. Bosak 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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