

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, MARCH 13, 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 Ms. Smith-Anderson (Alternate) will be seated as a voting member.

**UPDATES & DISCUSSIONS**

1. Presentation by Pete Harrison of Desegregate CT on the Work Live Ride legislative proposal at the State level.

Mr. Harrison gave a detailed presentation and answered questions from the Board.

**PUBLIC HEARING CONTINUED FROM FEBRUARY 6, 2023**

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.

Mr. Blessing gave the Board an update on the internal discussions for this project and thanked the applicant and their representative for their patience and cooperation during this process.

William Hennessey, along with Rachel Breslin, of Carmody Torrance Sandak Hennessey representing the applicant gave a detailed description of the project and updated the Board on the discussions and revisions that have been made. He also answered questions from the Board.

#### **PUBLIC SPEAKERS**

- Stu Madison – Board Member, Marina Bay property –while in Support – has concerns with the potential flooding of the road and Marina Bay’s property
- Timothy Herbst - Attorney for Marina Bay property – Made a statement
- Ms. Banks – had a question
- Maureen Boylan – while in Support – has concerns and stated that the residents in this area were never notified

Mr. Hennessey replied to the public speakers’ questions / concerns and answered additional questions from the Board.

Chairman Stein stated that the public hearing for applications **222-23** & **222-24** will be continued to the **March 27, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

#### **PUBLIC HEARING CONTINUED FROM FEBRUARY 27, 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 public hearing for this application has been continued to the **March 27, 2023** Zoning Board meeting at 6:30pm via Zoom video conference. Attorney Feinberg representing that applicant was in agreement.

2. **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.

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

William Hennessey of Carmody Torrance Sandak Hennessey representing the applicant stated that they have provided all of the requested information from that last meeting. The Board was satisfied with the information provided and had no additional questions.

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

Mr. Hennessey made his closing statement.

Chairman Stein stated that the public hearing for application **223-01** has been closed.

### **REGULAR MEETING**

1. Approval of Minutes: **February 27, 2023**: Following 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 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

### **PENDING APPLICATIONS**

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

**Application 222-23 has been continued to the March 27, 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 March 27, 2023, Zoning Board Meeting.**

3. 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.

**Application 222-32 has been continued to the March 27, 2023, Zoning Board Meeting.**

4. 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.

Following a discussion of the conditions of approval, a motion was made by Ms. McManus for approval of application **223-01** as discussed and amended tonight and also the Statement of Findings as set forth in schedule C of the project narrative, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

### **ADMINISTRATIVE REVIEW**

1. **Nine 80 Hope Again LLC, 980 Hope Street & 0 Northhill Street, Stamford, CT** – The applicant seeks to rehabilitate the property for a use as a mixed-use development by constructing an addition behind the existing building for 8 studio apartments. Also a portion of the existing building will be converted to one studio apartment for a total of 9 studio apartments. The remainder of the existing building will continue to be available to commercial tenants (*requesting an extension of time*).

Chairman Stein read the request into the record.

Following a brief discussion, a motion was made by Ms. McManus for approval of a one year extension of time, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

**NOTE:** The new expiration date will be April 25, 2024.

### **UPDATES & DISCUSSIONS**

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

Chairman Stein read the request into the record.

Ms. Mathur stated that the State of CT DEEP is still reviewing and could be completed in a week or so. This item will be placed on the April 3, 2023 Zoning Board Agenda.

Mr. Morris inquired about the West Beach Boat Ramp. Mr. Blessing stated that the City of Stamford has received a large grant from the Port Authority that will be used for dredging and also he believes that part of the funds will be used for the Boat Ramp. Chairman Stein asked Mr. Blessing to confirm and report back. This item will be placed on the April 3, 2023 Zoning Board Agenda

**ADJOURNMENT**

Ms. McManus made motion to adjourn the meeting at 9:38 pm, seconded by Ms. Smith-Anderson 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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