

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, MARCH 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

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.

A motion was made by Ms. McManus to go into Executive Session, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, McManus & Bosak).

REGULAR MEETING

1. **City of Stamford v. Ten Rugby Street**: Discussion re: pending litigation and possible settlement.

Chairman stated that the executive session started at 6:40pm and concluded at 7:06pm.

Chairman Stein stated that in attendance was himself, William Morris, Rosanne McManus, Gerald Bosak, Ralph Blessing, Vineeta Mathur & Cindy Anger (City of Stamford Legal) and also that no votes were taken in the session.

Chairman Stein then asked for a motion to approve the stipulation for judgement in the matter of City of Stamford and James Lunney vs 10 Rugby Street, motion made by Mr. Boask, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus & Bosak).

PUBLIC HEARING CONTINUED FROM FEBRUARY 27, 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 **April 24, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING CONTINUED FROM MARCH 13, 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 this is a continuation.

Lisa Feinberg with Carmody Torrance Sandak Hennessey representing the applicant, made a brief statement and answered questions from the Board.

PUBLIC SPEAKERS

- Kathy Kligler -21 Friar Tuck Lane – had questions
- Jeanette Biliczianski - Idlewood Drive - had concerns and questions
- Susan Pace – Hope Street – had concerns
- Susan Bell – Hope Street – had concerns

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

Ms. Feinberg replied to the public speakers’ questions/concerns and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **222-32** has been closed.

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** and **222-24** into the record.

William Hennessey with Carmody Torrance Sandak Hennessey representing the applicant, introduced his team, gave a detailed presentation and answered questions from the Board.

Mr. Blessing also stated that the flooding concerns were reviewed by an independent consultant, Mr. Leonard Jackson, hired by the City of Stamford, and that he agrees with the report presented by the applicant.

Chairman Stein called for a recess at 8:48pm –meeting resumed at 8:53.

PUBLIC SPEAKERS

- Timothy Herbst - Attorney for Marina Bay property – made a statement
- Maureen Boyland - 61 Seaview Ave – made a statement
- Margart ?- 61 Seaview Ave – made a statement

Mr. Robert Clausi – Executive Director –City of Stamford -Environment Protection Bureau spoke of his memo dated March 20, 2023 with respect to pages 5 and 6.

The Board asked for him to review the findings by Mr. Leonard Jackson (independent consultant) and to provide them with a memo of his concerns, if any.

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

Chairman Stein stated that Mr. Hennessey will response to the public speakers questions/concerns and the Boards questions at the next meeting.

Mr. Hennessey made a brief statement.

Chairman Stein stated that the public hearing for application **222-32** will be continued to the **April 3, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING

1. **Application 222-37- TR Broad II, LLC and 122-124 Broad Street, LLC, 122-124 Broad Street, 136 Broad Street and 0 Broad Street, Stamford, CT – Amended Application for a Special Permit** – Applicant is proposing to construct a residential apartment building to contain 198 dwelling units, on-site parking, residential amenities and 5,680 sf of street level retail.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **222-37** was submitted to staff on **March 23, 2023**.

NOTE: The Certificate of Mailing for application **222-37** was submitted to staff on **March 23, 2023**.

Chairman Stein read application **222-37** into the record.

Ms. McManus read the Planning Board's referral letters for application **222-37**, dated **January 12, 2023** and **March 10, 2023** into the record.

Chairman Stein stated that this application will be opened and continued to the **April 3, 2023** Zoning Board meeting. Attorney Michael Cacace with Cacace, Tusch & Santagata representing the applicant made a brief statement.

Chairman Stein stated that the public hearing for application **222-37** will be continued to the **April 3, 2023** Zoning Board meeting to be held at 6:30pm via Zoom video conference.

2. **Application 223-05- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change,** - Proposing to Amend the building height definitions in the Stamford Zoning Regulations. The proposed change would combine different building height regulations in one place in the regulations and make some minor updates and clarifications.

Chairman Stein read application **223-05** into the record.

Ms. McManus read the Planning Board's referral letter for application **223-05**, dated **February 23, 2023** into the record.

Mr. Blessing gave a brief presentation – the Board members did not have any questions.

PUBLIC SPEAKERS

- Barry Michelson -111 Idlewood Drive – made a statement

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

Chairman Stein stated that the public hearing for application **223-05** has been closed.

3. **Application 223-06- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change,** - Proposing to Amend Section 3.B. Defined Terms by adding and clarifying definitions.

Chairman Stein read application **223-06** into the record.

Ms. McManus read the Planning Board's referral letter for application **223-06**, dated **February 23, 2023** into the record.

Mr. Blessing gave a brief presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Barry Michelson -111 Idlewood Drive – made a statement

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

Chairman Stein stated that the public hearing for application **223-06** has been closed.

4. **Application 223-07- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change, -** Proposing to Amend Section 1 of the Zoning Regulations by moving all general provisions – i.e. provisions that apply to all districts or that define general powers of the Land Use Boards and the Zoning Enforcement Officer to Section 1 of the regulations. Currently, they are distributed across various sections of the regulations. This would simplify use of the regulations and make the regulations more accessible to the general public.

Chairman Stein read application **223-07** into the record.

Ms. McManus read the Planning Board's referral letter for application **223-07**, dated **February 23, 2023** into the record.

Mr. Blessing gave a brief presentation – the Board members did not have any questions.

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

Chairman Stein stated that the public hearing for application **223-07** has been closed.

5. **Application 223-08- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change, -** Proposing to Amend the Usable Open Space and Indoor Amenity Space.

Chairman Stein read application **223-08** into the record.

Ms. McManus read the Planning Board's referral letter for application **223-08**, dated **February 23, 2023** into the record.

Mr. Blessing gave a brief presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Barry Michelson -111 Idlewood Drive – made a statement

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

Mr. Blessing replied to Mr. Michelson’s questions/concerns.

Chairman Stein stated that the public hearing for application **223-08** has been closed.

REGULAR MEETING

1. Approval of Minutes: **March 13, 2023**: Following a brief discussion, a motion was made by Ms. McManus for approval of the minutes as presented tonight, seconded by Mr. Bosak and carried on a vote of 4 to 0 (Stein, Morris, McManus & Bosak).

PENDING APPLICATIONS

1. **CSPR 1164 – Matthew and Meaghan Osowiecki, 39 Sea Beach Drive, Stamford, CT** – Proposing the construction of a new attached garage and renovation to existing dwelling along with associated site improvements. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1164** 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 1164** with conditions prepared by EPB Staff **dated March 6, 2023**, conditions prepared by Engineering Staff dated **January 5, 2023** and conditions prepared by DEEP dated **January 4, 2023**, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, McManus & Bosak).

2. **CSPR 1166 – DPS Consulting LLC on behalf of Ahamed Mafij, 110 Euclid Avenue, Stamford, CT** – Proposing the legal connection of existing staircase from 1st floor to basement of owner occupied dwelling. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1166** 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. Morris for approval of application **CSPR 1166** with conditions prepared by EPB Staff dated **February 23, 2023**, conditions prepared by Engineering Staff dated **February 22, 2023** and conditions prepared by DEEP dated **March 2, 2023**, seconded by Mr. Bosak and carried on a vote of 4 to 0 (Stein, Morris, McManus & Bosak).

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

NOTE: Application 221-24 will be continued to the April 24, 2023 public hearing.

4. 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.

Following a discussion of the conditions of approval, a motion was made by Ms. McManus for approval of application **222-32** as discussed and amended tonight, seconded by Mr. Bosak and carried on a vote of 4 to 0 (Stein, Morris, McManus & Bosak).

5. Application 222-23 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Map Change.
6. 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.

NOTE: Applications 222-23 and 222-24 will be continued to the April 3, 2023 public hearing.

7. Application 222-37- TR Broad II, LLC and 122-124 Broad Street, LLC, 122-124 Broad Street, 136 Broad Street and 0 Broad Street, Stamford, CT – Amended Application for a Special Permit.

NOTE: Application 222-37 will be continued to the April 3, 2023 public hearing.

8. Application 223-05- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **223-05**, seconded by Mr. Bosak and carried on a vote of 4 to 0 (Stein, Morris, McManus & Bosak).

9. Application 223-06- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change.

NOTE: Application 223-06 was closed and will be discussed and voted on at the April 3, 2023 regular meeting.

10. Application 223-07- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **223-07**, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus & Bosak).

11. Application 223-08- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **223-08**, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus & Bosak).

ADMINISTRATIVE REVIEW

1. Application 213-44 – Rich Cappelli Associates, LLC & Louis R. Cappelli Family LTD. Partnership II,- Special Exception, Site & Architectural Review and Coastal Site Plan Review, -**Requesting an extension of time pertaining to condition #5 fee-in-lieu.**

Chairman Stein read the request into the record.

Chairman Stein stated that more information has been requested and that this item will be placed on the **April 3, 2023** Zoning Board meeting agenda.

2. Application 218-19 – FDAP 873 Lennar Multifamily Communities, LLC,, 885 Washington Boulevard (currently known as 873 Washington Boulevard), Site and Architectural Plans and/or Requested Uses, Special Exception and Coastal Site Plan Review, - **Requesting an extension of time pertaining to condition #6 fee-in-lieu.**

Chairman Stein read the request into the record.

Chairman Stein stated that more information has been requested and that this item will be placed on the **April 3, 2023** Zoning Board meeting agenda.

UPDATES & DISCUSSIONS

1. Charter Communications – Discussion of Greenway and Pedestrian Bridge

Chairman Stein read the item into the record.

Mr. Blessing gave the Board a brief update and answered questions from the Board.

ADJOURNMENT

Ms. McManus made motion to adjourn the meeting at 10:58 pm, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, McManus & Bosak)

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

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