

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, APRIL 24, 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 (Alternate) will be seated as a voting member.

Chairman Stein stated that there is a pre application for West Park Place on the agenda – it is the last item on the agenda, and we may or may not get to it due to time constraints.

Chairman Stein stated that there has been a lot of attention given to the cannabis issues. One of the items on tonight’s agenda is a Text Change submitted by the Zoning Board and staff which would clean up some of the sections of the Zoning Regs. One of those items is a deletion of an introductory paragraph for medical marijuana. There seems to be some misunderstanding that this deletion somehow means that recreational marijuana dispensaries would be easier to establish. That is not the case. This language was purely a house keeping matter; however, to avoid the misunderstanding we are not going to consider that change, and that deletion has been removed from the text change and will remain in the introductory paragraph for medical marijuana.

Chairman Stein also noted that the Board will not be taking up the dispensary at Bulls Head tonight. That application will be taken up at a later meeting in a few weeks.

PUBLIC HEARING CONTINUED FROM MARCH 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 to **May 22, 2023**.

Attorney John Leydon representing the applicant concurred with Chairman Stein that yes, they would like a continuation to the **May 22, 2023**, meeting.

Chairman Stein stated that the public hearing for application **221-24** will be continued to the **May 22, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING CONTINUED FROM APRIL 3, 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.

William Hennessey representing the applicant, continued his detailed presentation, and answered questions from the Board.

The Board requested the following items for the May 8, 2023, meeting:

- Parking management plan
- Chart showing the BRM calculations and how the Fee in Lieu amount was calculated.
- Are there any other non-conforming items with that building.
- Plans showing the Useable Open Space with the calculations and dimensions
- Request that the applicant look into the possibility of a child play area either indoor or outdoor.
- Copy of the public easement for the boardwalk
- Revised landscaping plans indicate additional trees to be planted.
- Photometric Plan

NOTE: Chairman Stein requested for staff to request from Engineering an updated referral letter reflecting the revised plans.

Robert Clausi – Executive Director of Environmental Protection Board answered questions from the Board Members.

PUBLIC SPEAKERS

- Attorney Tim Herbst representing Marina Bay Association property -stated that Marina Bay does not oppose this application; however, he read a letter from the Association and also made statements pertaining to referral letters from the Stamford Harbor Management Commission. He also stated that they have not come to an agreement with the applicant on the project and that more discussion is needed and he requested that the public hearing be kept open.
- John Moore – 61 Seaview Ave – in favor - had concerns with the landscape planting around their pool area, requesting that the planting not be more than 5 to 6 feet tall
- Chris Malloy – 79 Ocean Drive East -in favor - made a statement
- Lauren ?- Marina Bay resident – has concerns with the Bulkhead
- Stu Madison – Marina Bay resident – has concerns with their portion of the Bulkhead and the basins into their property be replaced.
- Maureen Boylan – 61 Seaview Ave – if favor - made a statement and had several questions
- Michael Fitzgerald – 61 Seaview Ave – has concerns
- Stephanie Buckley – 61 Seaview Ave – made a statement

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

Mr. Hennessey replied to the public speaker’s 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 **May 8, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

Chairman Stein called for a recess at 8:46pm – meeting resumed at 8:54pm.

PUBLIC HEARING CONTINUED FROM APRIL 3, 2023

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.

Chairman Stein read application 222-37 into the record.

Michael Cacace with Cacace, Tusch & Santagata representing the applicant, continued his presentation, and answered questions from the Board.

The Board requested the following items for the May 8, 2023, meeting:

- Photometric Plan
- Requesting a redesign of the underpass

PUBLIC SPEAKERS

- Attorney Amy Souchuns– representing Malloy Realty- while they are in favor, they have concerns with the proposed traffic circulation plan – Attorney Souchuns made a statement and answered questions from the Board.
- Steven Mitchell with Mitchell Traffic Engineering (representing Malloy Realty)– spoke to his finding with respect to the proposed traffic circulation plan and answered questions from the Board.
- Greg Caggainello – with SRL Reckson Realty– In Favor
- Izet Music – business owner at 61 Atlantic Street - in favor
- Heather Cavanaugh – President and CEO of the Stamford Chamber of Commerce – In Favor
- Arthur Selkowitz - 262 Ocean Drive East – In Favor
- Vito ?- owner of Zaza -122 Broad Street - In Favor
- David Kooris – President of the Downtown Special Services District – In Favor
- Todd Lindvall – General Manager of the Courtyard by Marriott – In Favor.
- Randy Salvatore - In Favor
- Anthony Pramberger - Dann Drive – Opposed
- Gene Rubino – 63 Eastover Road - In Favor
- Monika Twal – 37 Hanrahan Street – Opposed
- Chris Dawson – Bangall Road – In Favor
- Esther Marie Giordano- Strawberry Hill Ave – Have concerns

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

Mr. Cacace replied to the public speakers’ questions/concerns.

Chairman Stein stated that due to the time constraints he would like for the Board members to send their questions for Mr. Cacace to staff to be answered at the next meeting – all were in agreement.

NOTE: The board asked for Staff to reach out to the Traffic, Transportation & Parking Bureau to review the Traffic Circulation plan prepared by Mitchell Traffic Engineering (representing Malloy Realty) with the Traffic Circulation Plan proposed by the applicant and submit their comments.

Chairman Stein stated that the public hearing for application **222-37** will be continued to the **May 8, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING

1. **Application 223-09- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** -Proposing amendments to the V-C (Section 4.B.7), NX-D (Section 4.B.10) and R-HD (Section 4.B.11) district regulations to streamline the regulations by referring to existing regulations and improve access to Light and Air.

Chairman Stein read application **223-09** into the record.

Ms. McManus read the Planning Board’s referral letter for application **223-09**, dated **March 10, 2023**, into the record.

Chairman Stein stated that the public hearing for application **223-09** will be continued to the **May 8, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

2. **Application 223-10- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** - Proposing text change to simplify and clarify the definitions and standards for Adult Uses, Home Occupation, ~~Medical Marijuana Dispensary Facility~~, Short-Term Rental and Group Day Care Home.

Chairman Stein read application **223-10** into the record.

Ms. McManus read the Planning Board’s referral letter for application **223-10**, dated **March 10, 2023**, into the record.

Chairman Stein stated that the public hearing for application **223-10** will be continued to the **May 8, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

3. **Application 223-11- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** - The proposed text amendment combines relevant regulations that are currently located in different sections of the regulations in one place, makes some minor adjustments and deletes regulations no longer needed.

Chairman Stein read application **223-11** into the record.

Ms. McManus read the Planning Board’s referral letter for application **223-11**, dated **March 10, 2023**, into the record.

Chairman Stein stated that the public hearing for application **223-11** will be continued to the **May 8, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **March 27, 2023**: Following a brief discussion, a motion was made by Mr. Morris for approval of the minutes as presented tonight, seconded by Mr. Bosak and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

PENDING APPLICATIONS

1. **CSPR 1167 – James Parker, 64 Lewelyn Road, Stamford, CT** – Proposing the construction of a second story addition. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1167** 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 1167**, seconded by Mr. Bosak and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith- Anderson).

2. **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 May 22, 2023, public hearing.

3. **Application 222-23 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Map Change.**
4. **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 May 8, 2023, public hearing.

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

NOTE: Application 222-37 will be continued to the May 8, 2023, public hearing.

6. **Application 223-09- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.**

NOTE: Application 223-09 will be continued to the May 8, 2023, public hearing.

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

NOTE: Application 223-10 will be continued to the May 8, 2023, public hearing.

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

NOTE: Application 223-11 will be continued to the May 8, 2023, public hearing.

ADJOURNMENT

Ms. Smith- Anderson made motion to adjourn the meeting at 11:15pm, 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

ZB PH 04242023