

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, MAY 8, 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.

Chairman Stein stated that the application for a cannabis dispensary at Bulls Head is not on for tonight, it is scheduled for the **May 22, 2023** meeting.

**PUBLIC HEARING CONTINUED FROM APRIL 24, 2023.**

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.

Mr. Blessing gave a brief presentation; there were no questions from the Board Members

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 **223-09** has been closed.

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, Short-Term Rental and Group Day Care Home.

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

Chairman Stein stated that the section for Medical Marijuana was removed and is not being discussed tonight.

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

### **PUBLIC SPEAKERS**

- Victoria Newman -made comments
- Monika Twal – 37 Hanrahan Street – opposed
- Ria ? – made comments
- Nichelle Waddell – Webbs Hill Road – opposed
- Paula Waldman – 110 Old North Stamford Road – had questions
- Sue Halpern – 30 Elmcroft Road – had questions

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

Mr. Blessing replied to the public speakers' questions and concerns.

Chairman Stein stated that the public hearing for application **223-10** has been closed.

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.

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

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 **223-11** has been closed.

### **PUBLIC HEARING**

1. **Application 223-02 -Claudio Matthew Jung, Sunrise Child Development Center - 1231 Washington Boulevard, Stamford, CT – Site & Architectural Plans and/ or Requested Uses:** Applicant is proposing to open a Child Day Care Center located at Saint Andrews

Episcopal Church, 1231 Washington Boulevard. There will be a total of approximately 28 Children, ages 3- 5 years and 4 full time teachers.

**NOTE:** The requirements for the Affidavit and the Posting of the Public Hearing signage for application **223-02** were waived by Zoning Board Staff.

**NOTE:** The Certificate of Mailing for application **223-02** was submitted to staff on **May 3, 2023.**

Chairman Stein read application **223-02** into the record.

Mr. Claudio Jung (the applicant) gave a brief presentation and answered questions from the Board.

#### **PUBLIC SPEAKERS**

- Esther Marie Giordano –94 Strawberry Hill Ave - made comments

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

Chairman Stein stated that application **223-02** has been closed.

#### **PUBLIC HEARING CONTINUED FROM APRIL 24, 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.

Chairman Stein thanked Mr. Hennessey for providing the Board with the additional materials requested from the **April 24, 2023** meeting.

William Hennessey representing the applicant, along with his team continued to answer questions from the Board.

## **PUBLIC SPEAKERS**

- Jeffrey Brown – Marina Bay resident – made comments
- Doreen Banks – 61 Seaview Ave – made comments
- Jonathan - Marina Bay resident – had questions
- Timothy Herbst - representing Marina Bay Association -spoke to the letter he submitted to the Board, dated May 8, 2023.
- Maureen Boylan – 61 Seaview Ave – made comments
- Monika Twal – 37 Hanrahan Street – made comments
- Laura ? – Seaview Ave – made comments
- William Banks – 61 Seaview Ave – made comments
- Stephanie Buckley – 61 Seaview Ave – had questions

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, answered additional questions from the Board and give his closing comments.

Chairman Stein stated that the public hearing for applications **222-23** & **222-24** has been closed.

**Chairman Stein called for a recess at 9:09pm – meeting resumed at 9:18pm.**

## **PUBLIC HEARING CONTINUED FROM APRIL 24, 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.

Chairman Stein thanked Mr. Cacace for providing the Board with the additional materials requested from the **April 24, 2023** meeting.

Michael Cacace with Cacace, Tusch & Santagata representing the applicant along with his team continued to answer questions from the Board.

## **PUBLIC SPEAKERS**

- David Kooris – President – Stamford Downtown Special Services District – made comments
- Attorney Amy Souchuns– representing Malloy Realty -made comments
- Monika Twal – 37 Hanrahan Street – made comments
- Esther Maria Giordano – 94 Strawberry Hill Ave – made comments

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, answered additional questions from the Board and gave his closing comments.

Chairman Stein stated that the public hearing for application **222-37** has been closed.

### **PUBLIC HEARING**

1. **Application 223-04 – Dariusz Lesniewski, 16 Remington Street, Stamford CT.,- Site & Architectural Plan and/or Requested Uses, Special Permit, Coastal Site Plan Review & Application for approval for addition to the Stamford Cultural Resources Inventory (CRI)** –Applicant is proposing Critical Reconstruction of a historic house and constructing two new townhouses attached to the rear along with associated parking pursuant to Section 7.3.

Chairman Stein read application **223-04** into the record and stated that this application will not be opened tonight as the applicant is not ready. This application will be placed on the **May 18, 2023** Special Meeting Agenda.

**NOTE:** Due to a phone issue Ms. McManus was dropped out of the meeting.

### **REGULAR MEETING**

1. Approval of Minutes: **April 3, 2023:** Following a brief discussion, a motion was made by Mr. Morris for approval of the minutes as presented tonight, seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Stein, Morris, Bosak & Smith-Anderson).
2. Approval of Minutes: **April 24, 2023:** Following a brief discussion, a motion was made by Mr. Bosak for approval of the minutes as presented tonight, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, Bosak & Smith-Anderson).

### **PENDING APPLICATIONS**

1. **CSPR 1158 – Anya Kishinevsky, 80 Davenport Drive, Stamford, CT** – Proposing to raise existing dwelling to meet flood zone regulations including additions to be added. Also proposing pool, patio and associated site improvements. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1158** 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 1158** with conditions prepared by EPB Staff dated **April 19, 2023**, conditions prepared by Engineering Staff dated **September 9, 2022** and conditions prepared by DEEP dated **September 21, 2022**, seconded by Mr. Bosak and carried on a vote of 4 to 0 (Stein, Morris, Bosak & Smith-Anderson).

*Ms. Smith- Anderson asked for additional time to review **pending applications 223-09, 223-10 & 223-11**, before the discussion and vote. Chairman Stein granted the request and stated that these applications will be placed on the **May 18, 2023 Special Meeting Agenda**.*

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

**NOTE: Application 223-09 was closed and will be discussed and voted on at a special meeting on May 18, 2023.**

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

**NOTE: Application 223-10 was closed and will be discussed and voted on at a special meeting on May 18, 2023.**

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

**NOTE: Application 223-11 was closed and will be discussed and voted on at a special meeting on May 18, 2023.**

5. Application **223-02** -Claudio Matthew Jung, Sunrise Child Development Center - 1231 Washington Boulevard, Stamford, CT – Site & Architectural Plans and/ or Requested Uses.

Following a brief discussion, a motion was made by Mr. Bosak for approval of application **223-02** with conditions presented tonight, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, Bosak & Smith-Anderson).

**NOTE:** Ms. McManus was able to rejoin to the meeting.

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

Following a brief discussion, a motion was made by Mr. Bosak for approval of application **222-23**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

7. 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.

Following a lengthy discussion, a motion was made by Ms. Smith-Anderson for approval of application **222-24** with the conditions as discussed tonight, seconded by Mr. Bosak and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

8. 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 was closed and will be discussed and voted on at a special meeting on May 18, 2023.**

9. Application **223-04** – Dariusz Lesniewski, 16 Remington Street, Stamford CT.,- Site & Architectural Plan and/or Requested Uses, Special Permit, Coastal Site Plan Review & Application for approval for addition to the Stamford Cultural Resources Inventory (CRI).

**NOTE: Application 223-04 was not opened as the applicant was not ready. This application will be placed on the May 18, 2023 Special Meeting Agenda.**

### **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 and stated that this item will be placed on the May 18, 2023 Special Meeting Agenda.

2. Application **222-10** - MC-Myano LLC, 50 Myano Lane, Stamford, CT – Special Permit, Applicant is seeking a Special Permit approval pursuant to Section 4.B.9c to allow the 13<sup>th</sup> apartment (previously office space) to remain within the existing building. The existing building is located on the portion of the property within the R-5 Zone ***(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 June 22, 2024.

**ADJOURNMENT**

Ms. Smith-Anderson made motion to adjourn the meeting at 11:57 pm, 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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