

**MINUTES OF THE ZONING BOARD SPECIAL  
MEETING /PUBLIC HEARING ON  
THURSDAY, MAY 18, 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 if there are any members of the public here tonight to speak on cannabis, we are not doing that tonight; there is nothing on the agenda about cannabis. The cannabis dispensary will be on the agenda for our next meeting Monday, May 22, 2023.

**PUBLIC HEARING CONTINUED FROM MAY 8, 2023.**

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.

**NOTE:** The requirements for the Affidavit and the Posting of the Public Hearing signage for application **223-04** were waived by Zoning Board Staff.

**NOTE:** The Certificate of Mailing for application **223-04** was submitted to staff on **May 9, 2023.**

Chairman Stein read application **223-04** into the record.

Ms. McManus read the Planning Board’s recommendation letter for application **223-04**, dated **April 14, 2023** into the record.

Dariusz Lesniewski (applicant) and his architect gave a brief presentation and answered questions from the Board.

**The Board requested the following items from the Applicant for the June 5, 2023 meeting:**

- Landscape plan in color.
- Corrected “Special Permit” Application with each exhibit listed.
- Revised plans to show double hung white windows thought out the property.
- Copy of demolition Permit
- Overlay the original building with the proposed to show the differences

**The Board requested the following items from the Staff for the June 5, 2023 meeting:**

- Staff to confirm with HPAC that the new plans incorporated all of their requested changes.
- Staff to inform HPAC that the basement ceiling height was raised by 19 inches and the new design of the basement windows.
- Staff to inquire with the Building Department on what are the ramifications of demolishing a structure without the property approval.

**PUBLIC SPEAKERS**

- Sue Halpern –30 Elmcroft Road and member of the Southend Historic Study Committee – read a statement
- Dillon Zaro– 20 Remington Steet – opposed
- Esther Maria Giordano – 94 Strawberry Hill Ave – had questions
- Monika Twal – 37 Hanrahan Street – opposed
- Elizabeth McCauley – 18 Walter Wheeler Drive – opposed

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

Staff answered some of the public speakers questions and concerns.

Mr. Lesniewski and his architect answered the public speakers/concerns and additional questions from the Board.

Chairman Stein stated that the public hearing for application **223-04** will be continued to the **June 5, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

**Chairman Stein called for a recess at 8:53pm – meeting resumed at 9:00pm.**

**REGULAR MEETING**

1. Approval of Minutes: **May 8, 2023:** Following a brief discussion, a motion was made by Mr. Bosak for approval of the minutes as amended tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

## **PENDING APPLICATIONS**

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).

**NOTE: Application 223-04 will be continued to the June 5, 2023 public hearing.**

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

A motion was made by Ms. McManus for approval of application **223-09**, seconded by Mr. Morris and carried on a vote of 3 to 2 as follows:

Mr. Stein – yes

Mr. Morris – yes

Ms. McManus – yes

Mr. Bosak – opposed

Ms. Smith-Anderson – opposed

3. Application 223-10- 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 **223-10**, seconded by Ms. McManus and carried on a vote 3 to 2 as follows:

Mr. Stein – yes

Mr. Morris – yes

Ms. McManus – yes

Mr. Bosak – opposed

Ms. Smith-Anderson – opposed

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

Following a brief discussion, a motion was made by Mr. Boask for approval of application **223-11**, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

5. 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.

Following a lengthy discussion, a motion was made by Mr. Morris for approval of application **222-37** with the conditions as discussed and amended tonight, seconded by Ms. McManus and carried on a vote of 3 to 2 as follows:

Mr. Stein – yes  
Mr. Morris – yes  
Ms. McManus – yes  
Mr. Bosak – opposed  
Ms. Smith-Anderson – opposed

### **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 for application **213-44** into the record.

Attorney Nicholas Vitti representing the applicant answered questions from the Board.

A motion was made by Ms. McManus for an extension of time to **September 30, 2023**, seconded by Mr. Morris and carried 3 -1-1 as follows:

Mr. Stein – yes  
Mr. Morris – yes  
Ms. McManus – yes  
Mr. Bosak – opposed  
Ms. Smith-Anderson – abstained

### **UPDATES AND DISCUSSIONS.**

1. Application 223-03-PRE- Well Built Company, 0 (004-4021) West Park Place, Stamford, CT – Pre-Application – Site & Architectural Plans and/or Requested Uses -Proposing to construct a 95 room extended stay hotel in a 10 story building with retail/restaurant space at the ground level and associated amenities.

Chairman Stein read **pre-application 223-03** into the record.

Raymond Mazzeo with Redniss & Mead representing the applicant introduced his team introduced his team, gave a detailed presentation and answered questions from the Board.

### **ADJOURNMENT**

Ms. McManus made motion to adjourn the meeting at 11:21pm, 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 05182023 -special meeting