

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, JUNE 26, 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.

PENDING APPLICATIONS

1. Application 223-15 – Sweetspot Stamford LLC and A & F High Ridge LLC, 111-123 High Ridge Road, Stamford, CT –Special Permit. (Potential Executive Session)

Chairman Stein read application **223-15** into the record. He stated that there was a matter which required discussion in Executive Session.

A motion was made by Mr. Bosak to go into Executive Session, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith Anderson).

Executive Session started at 6:40pm

The Board came out of Executive session at 7:05.

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

Chairman Stein then ask each Board Member what their thoughts are on this application – Mr. Morris, Ms. McManus, Mr. Bosak and Ms. Smith-Anderson all felt that there should be a moratorium on any more cannabis applications including this one. Chairman Stein understands the Board members views, however he felt that this one should be approved.

Mr. Morris made a motion to deny application **223-15** based on the following:

There are too many in town.

Concerns about this location with respect to the current business there.

Concerns with the traffic impact that the new business currently under construction in the area will have even without this application.

And that there should be a moratorium for reasons he has already stated, seconded by Mr. Bosak and carried on a vote of 4-0-1 as follows:

Mr. Morris – denied

Ms. McManus - denied

Mr. Bosak – denied

Ms. Smith-Anderson – denied

Mr. Stein – abstained

PUBLIC HEARING

2. **Application 223-16- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford CT, - Text Change, -** The purpose of this text change is to move Section 17 and Section 18 concerning Zoning Permits and Certificates of Zoning Compliance to Section 19.I which contains all approval types and require Zoning Permit for activities that are currently not or insufficiently regulated.

Chairman Stein read application **223-16** into the record.

Ms. McManus read the Planning Board’s referral letter for application **223-16**, dated **April 26, 2023**, into the record.

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

PUBLIC SPEAKERS

- Monika Twal – 37 Hanrahan Street – Opposed

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

Mr. Blessing answered Ms. Twal’s questions.

Chairman Stein stated that the public hearing for application **223-16** has been closed.

PUBLIC HEARING CONTINUED FROM MAY 22, 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 **July 10, 2023**.

Attorney John Leydon representing the applicant concurred with Chairman Stein that yes, they would like a continuation to the **July 10, 2023**, meeting.

Chairman Stein stated that the public hearing for application **221-24** will be continued to the **July 10, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING CONTINUED FROM JUNE 5, 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.

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

Dariusz Lesniewski (applicant) and his architect continued their presentation outlining the changes that were made and answered questions from the Board.

PUBLIC SPEAKERS

- Monika Twal – 37 Hanrahan Street – Opposed

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 **223-04** has been closed.

2. **Application 223-12- Landmark Square 1-6 LLC, 0 Atlantic Street, 3 Atlantic Street, 2 Broad Street, 4 Broad Street, 5 Broad Street & 101 Broad Street, Stamford, CT - Site & Architectural Plans and/or Requested Uses and a Special Permit** – Proposing the redevelopment of Landmark Square Building 3 including demolition of the existing 134,000 sf office building and replacement with 400 apartments, 420 parking spaces, residential amenities and 5,200 sf of retail space.

Chairman Stein read application **223-12** into the record.

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

NOTE: Chairman Stein announced that due to time constraints application **223-19** – Dolsen Place will be opened but not heard tonight. Application **223-19** will be placed on the **July 10, 2023** meeting agenda.

Chairman Stein called for a recess at 9:28pm - meeting resumed at 9:33pm.

PUBLIC SPEAKERS

- David Kooris – President of the Downtown Special Services District – In favor
- Heather Cavanagh - President of the Stamford Chamber of Commerce - In Favor
- Cynthia Bowser – 30 Rose Park Ave – Opposed
- Susan Pace – Hope Street – Made a statement
- Anthony Pramberger - 31 Dann Drive – In Favor
- Monika Twal – 37 Hanrahan Street – Opposed

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

Richard Redniss replied to the public speakers comments and concerns.

William Hennessey with Carmody, Torrance, Sandak and Hennessey also replied to the public speakers comments and concerns.

Chairman Stein stated that the public hearing for application **223-12** will be continued to the **July 10, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING

1. **Application 223-19 – 22-24 Dolsen LLC, 24 Dolsen Place, Stamford CT.,- Site & Architectural Plan and/or Requested Uses, Special Permit and Application for approval for addition to the Stamford Cultural Resources Inventory (CRI)** –Applicant is proposing improvements to the façade and reconfiguration of the interior to accommodate a third dwelling unit along with provision of associated parking pursuant to Section 7.3 Historic Preservation. The existing detached shed and the exterior staircase in the rear of the building are proposed to be removed.

NOTE: the Affidavit for Posting of the Public Hearing signage for application **223-19** was submitted to staff on **June 8, 2023**.

NOTE: The Certificate of Mailing for application **223-19** was submitted to staff on **June 8, 2023**.

Chairman Stein read application **223-19** into the record.

Ms. McManus read the Planning Board's referral letter for application **223-19**, dated **May 10, 2023**, into the record.

Chairman Stein stated that the public hearing for application **223-19** will be continued to the **July 10, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

A motion was made by Mr. Morris to take the agenda out of order to the Updates and Discussions portion, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak and Smith-Anderson).

UPDATES & DISCUSSION

1. Update on Train Station commuter parking

Chairman Stein read the item into the record and gave the Board a brief overview.

Ted Ferrarone with BLT discussed other parking lots that are available and trying to get people to use them and that BLT will have to start charging for parking.

The Board felt that opening an additional lot with a shuttle is not necessary but have asked for an attendant to direct people to the other lots and they do agree that it is time to start charging for parking. They asked for Mr. Ferrarone to come up with signage to announce the changes.

A motion was made by Ms. Smith-Anderson to return to agenda order, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

REGULAR MEETING

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

PENDING APPLICATIONS

1. 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 has been continued to the July 10, 2023, Zoning Board Meeting.

2. 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).

Following a discussion, a motion was made by Mr. Morris for approval of application **223-04** with conditions as discussed and amended tonight, seconded by Ms. McManus and carried on a vote of 4-1-1 as follows:

Mr. Stein – approved

Mr. Morris – approved

Ms. McManus – approved

Mr. Bosak – denied

Ms. Smith-Anderson – abstained

3. Application 223-12- Landmark Square 1-6 LLC, 0 Atlantic Street, 3 Atlantic Street, 2 Broad Street, 4 Broad Street, 5 Broad Street & 101 Broad Street, Stamford, CT - Site & Architectural Plans and/or Requested Uses and a Special Permit.

NOTE: Application 223-12 has been continued to the July 10, 2023, Zoning Board Meeting.

4. Application 223-19 – 22-24 Dolsen LLC, 24 Dolsen Place, Stamford CT.,- Site & Architectural Plan and/or Requested Uses, Special Permit and Application for approval for addition to the Stamford Cultural Resources Inventory (CRI).

NOTE: Application 223-19 has been continued to the July 10, 2023, Zoning Board Meeting.

5. Application 223-16- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford,- Text Change.

A motion was made by Mr. Bosak for approval of application **223-16**, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

ADMINISTRATIVE REVIEW

1. **CSPR 1134 – Richard Riccardi – 11 Half Moon Way, Stamford CT** – Proposing the relocation of the existing dwelling closer to the street in an effort to take it out of the flood zone along with site improvements including a modification in size of the existing driveway. Property is located within the CAM boundary (***Requesting an extension of time***).

Chairman Stein read the requestion into the record and following a brief discussion, a motion was made by Mr. Morris for approval of a one year extension, seconded by Mr. Bosak and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

NOTE: The new expiration date will be July 11, 2024.

Appointment of James J. Lunney III. and Jennifer Pinto as Zoning Enforcement Officers for the City of Stamford.

Chairman Stein stated that this item is being held.

ADJOURNMENT

Ms. McManus made motion to adjourn the meeting at 10:46pm, 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

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