

MINUTES OF THE ZONING BOARD PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, OCTOBER 16, 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 and 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 LITIGATION

1. **Application 223-15 -SweetSpot Stamford, LLC et al. v. Zoning Board of the City of Stamford** Discussion of proposed settlement of pending appeal. *(Potential Executive Session). Possible action to approve settlement.*

Chairman Stein read application **223-15** into the record. He stated that the Board along with Cindy Anger, City of Stamford Legal will be going into Executive Session.

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

A motion was made by Mr. Bosak to return to the meeting, seconded by Mr. Morris 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 6:50pm

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

Chairman Stein made a motion to approve the stipulation of settlement in the matter of Sweetspot Stamford LLC and A&F High Ridge, LLC v. Zoning Board of the City of Stamford for

the reasons that the terms of the settlement address the Board's traffic location and public safety concerns by imposing various conditions on the applicants use including:

- 1) Requiring the presence of a police officer to manage potential traffic impacts for up to 4 months after the business opens.
- 2) Requiring evaluation and if indicated remediation of traffic impacts.
- 3) Requiring private security for site safety for 4 weeks after opening.
- 4) Restricting and regulating the hours of operation of the facility.
- 5) Prohibiting the operation of a smoke shop on the site while the Special Permit remains in effect, or a dispensary is located at that site.

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

PUBLIC HEARING CONTINUED FROM SEPTEMBER 18, 2023

1. **Application 223-24 – Raymond Mazzeo, c/o Redniss & Mead (22 First Street -Stamford, CT) – Text Change** – Proposing to amend 9.B.4.e, relating to building coverage and setbacks of structure not exceeding 20' in height within the P-D District.
2. **Application 223-25 – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Map Change** – Proposing the rezoning of 251 Greyrock Place from current zoning district R-H to proposed zoning district P-D.
3. **Application 223-26 – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Special Permit, Site & Architectural Plans and/or Requested Uses and a General Development Plan** -Proposing to construct an attached 2 story (plus basement) parking garage on the property known as 251 Greyrock Place. The garage will be attached to 70 Forrest Street and will accommodate 36 spaces along with a roof deck.

Chairman Stein read applications **223-24, 223-25 & 223-26** into the record and stated the applicant has asked for a continuation.

Chairman Stein stated that the public hearing for applications **223-24, 223-25 & 223-26** will be continued to the **November 13, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

1. **Application 223-35 -Rockrimmon Country Club Inc, 2949 Long Ridge Road, Stamford, CT – Special Permit and a General Development Plan**- Applicant is proposing to create a new parking lot, 4 pickle ball courts, and modifying application 219-17 to include 0 Long Ridge Road as part of the Special Permit Use.

Chairman Stein read application **223-35** into the record and stated the applicant has asked for a continuation.

Chairman Stein stated that the public hearing for application **223-35** will be continued to the **November 13, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

A motion was made by Ms. McManus to take agenda out of order to hear next “Application 223-32”, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

PUBLIC HEARING

1. **Application 223-32 – Nautilus Botanicals EJVI and SIMI ENT, LLC, 1110 East Main Street, Stamford, CT –Special Permit**, Applicant is seeking approval to operate a hybrid cannabis retail facility servicing both medical patients and adult-use consumers. Property is located within the C-N Zone.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **223-32** was submitted to staff on **October 2, 2023**.

NOTE: The Certificate of Mailing for application **223-32** was submitted to staff on **October 12, 2023**.

Chairman Stein read application **223-32** into the record.

Ms. McManus read the Planning Board’s referral letter for application **223-32**, dated **September 20, 2023** into the record.

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

PUBLIC SPEAKERS

- Jackie Pioli -25 Glenbrook Road -opposed
- Neil ? - Standish Road-opposed
- Owner of -1110 East Main Street – in favor
- Eileen ?- 1072 East Main Street – opposed
- Holly Hager – 70 Forest Street – in favor
- Paul Arvoy – Lancer Lane – opposed
- Ashley ? – 200 Tresser Blvd – in favor

- E. Llukacevic – Standish Road – opposed
- Jennifer Glen – 101 Maple Tree Ave -Made comments

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

The Board requested the following items from the Applicant for the October 30, 2023 meeting:

- Traffic data depicting traffic flow at other times of the day then the original report submitted
- Landscaping (trees).

Chairman Stein stated that the public hearing for application **223-32** will be continued to the **October 30, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

Chairman Stein called for a brief recess at 8:57pm -meeting resumed at 9:03pm.

1. **Application 223-28 – TJH Senior Living LLC, 0 Long Ridge Road (003-8215) aka 210 Long Ridge Road, Stamford, CT., – Site & Architectural Plans and/or Requested Uses -**
Proposing the construction of a “Senior Housing and Nursing Home Facility Complex” to consist of approx. 168 Independent Living units, 14 Assisted Living units, 14 Memory Care units and 14 Nursing Home units with both separate and commercial amenities, outdoor patios, walking paths, parking and landscaping.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **223-28** was submitted to staff on **October 2, 2023**.

NOTE: The Certificate of Mailing for application **223-28** was submitted to staff on **October 3, 2023**.

NOTE: This application did not require a presentation to the Planning Board.

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

The Board requested the following item from the Applicant for the October 30, 2023 meeting:

- Views of the Building from Long Ridge Road.

The Board requested the following item from the Staff for the October 30, 2023, meeting:

- Staff Report

PUBLIC SPEAKERS

- Paul Arvoy – Lancer Lane -made comments
- Sue Halpern – 30 Elmcroft Road – had questions

- Neil ? -Standish Road – had questions

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

Mr. Mazzeo answered the public speakers questions.

Chairman Stein stated that the public hearing for application **223-28** will be continued to the **October 30, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **September 11, 2023**: Following a brief discussion, a motion was made by Mr. Boask for approval of the minutes as presented tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).
2. Approval of Minutes: **September 18, 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 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

PENDING APPLICATIONS

1. Application **223-20** – Stavros Aivalis, 589 Bedford Street, Stamford, CT, – Map Change.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **223-20**, seconded by Mr. Bosak and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

2. Application **223-21** – Stavros Aivalis, 589 Bedford Street, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a General Development Plan.

Following a brief discussion, a motion was made by Ms. McManus for approval of application **223- 21** with conditions as discussed tonight, seconded by Mr. Bosak and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

3. Application **223-24** – Raymond Mazzeo, c/o Redniss & Mead (22 First Street -Stamford, CT) – Text Change.
4. Application **223-25** – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Map Change.
5. Application **223-26** – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Special Permit, Site & Architectural Plans and/or Requested Uses and a General Development Plan.

NOTE: Applications 223-24, 223-25 & 223-26 have been continued to the November 13, 2023, Zoning Board Meeting.

6. Application 223-35 -Rockrimmon Country Club Inc, 2949 Long Ridge Road, Stamford, CT – Special Permit and a General Development Plan.

NOTE: Application 223-35 has been continued to the November 13, 2023, Zoning Board Meeting.

7. Application 223-28 – TJH Senior Living LLC, 0 Long Ridge Road (003-8215) aka 210 Long Ridge Road, Stamford, CT., – Site & Architectural Plans and/or Requested Uses.

NOTE: Application 223-28 has been continued to the October 30, 2023, Zoning Board Meeting.

8. Application 223-32 – Nautilus Botanicals EJVI and SIMI ENT, LLC, 1110 East Main Street, Stamford, CT –Special Permit.

NOTE: Application 223-32 has been continued to the October 30, 2023, Zoning Board Meeting.

ADMINISTRATIVE REVIEW

1. Application 220-40 Pacific House Inc., 41-45 Stillwater Avenue, Stamford, CT - Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan
Review: Administrative Review to allow minor modification to site and building design and change of use to Apartment Building for Supportive Housing.

Chairman Stein read the request into the record.

Ms. Mathur presented the requested modifications to the Board and also answered questions.

Following a brief discussion, a motion was made by Ms. McManus for approval of the modifications and the change of use, and the conditions as presented tonight, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

2. Application 222-24 -68 Seaview Avenue, Stamford, CT – Administrative review of the public access plan per condition # 7.

Chairman Stein stated that the applicant has not at this time submitted the documents needed to present, therefore this request will be moved to the Zoning Board **October 30, 2023** regular meeting.

3. 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 and Noel Cooke (representative for the owner) gave a brief presentation and answered questions from the Board.

A motion was made by Ms. McManus for an extension of time for the Fee in Lieu for the Atlantic Street project to remain in escrow until **March 27, 2024**, seconded by Mr. Morris and carried on a vote of 4 to 1 as follows:

Mr. Stein – Yes

Mr. Morris – Yes

Ms. McManus – Yes

Mr. Bosak - Opposed

Ms. Smith-Anderson – Yes

ADJOURNMENT

Ms. Smith-Anderson made a motion to adjourn the meeting at 10:32 pm, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak and Smith-Anderson).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

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