

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, NOVEMBER 13, 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.

NOTE: Chairman Stein stated that the application “**223-32**” for Nautilus Botanicals EJVI and SIMI ENT, LLC, 1110 East Main Street, Stamford, CT –Special Permit -is being held tonight and will not be voted on. The application will be placed on the November 27, 2023 agenda.

PUBLIC HEARING CONTINUED FROM OCTOBER 16, 2023

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 **December 11, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

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 27, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING CONTINUED FROM OCTOBER 30, 2023

1. **Application 223-34 -900 Long Ridge Road Property Owner LLC, 900 Long Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses and a Special Permit** - Applicant is proposing a redevelopment to consist of 508 apartments, approximately 20,000 square feet of complementary nonresidential space, amenities, associated landscaping and a publicly accessible nature walk.

Chairman Stein read application **223-34** into the record and stated that this application is a continuation.

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

PUBLIC SPEAKERS

- Susan Bach – 35 Green Circle -opposed.
- Joann Mangione – 50 Loughran Avenue -opposed
- Michael Yacenda -705 Hunting Ridge Road -opposed
- Kathy Kligler -21 Friar Tuck Lane – opposed
- Patrick Kazley – 23 Vineyard Lane -opposed
- Miten Marvaria - Maltbie Ave -opposed.
- Martin Munitz - 3 River Oaks Drive -opposed
- Gleiciane Kazley - 23 Vineyard Lane – opposed
- John Sollami -90 Wake Robin Lane -opposed
- Barry Michelson -111 Idlewood Drive -opposed
- Maria Perez-534 Pepper Ridge Circle -opposed
- Madge Kellick -4 Hunting Lane – opposed

- Vicky Wray -Hunting Ridge Road – opposed
- Michael Kellick – 4 Hunting Lane -opposed
- Paula Waldman -110 Old North Stamford Road -opposed
- David Rusch – 29 Vineyard Lane - opposed
- Carol ? – Doral Farm Road – opposed
- Huma Khan -146 Shadow Ridge Road -opposed
- John Gengo -150 Doolittle Road -had questions
- Geri Guzinski – 19 Mac Arthur Lane -opposed
- Julie Vasile – 29 Vineyard Lane -opposed
- Jeanette Bilicznianski -125 Idlewood Drive – opposed
- David Adams – 29 Flink Rock Road – had questions
- Allan Sacks - 118 Jordan Lane – opposed
- Kelly Wasserman – 695 Lond Ridge Road -opposed
- Monika Twal – 37 Hanrahan Street – opposed
- Cathy Sacks – 443 Webbs Hill Road – opposed
- Helen Koven – 56 Wire Mill Road -opposed
- Sarah Thalheim - 19 Vineyard Lane -opposed
- Andrew Schrichte- 1145 Riverbank Road – opposed
- Resident – Maltbie Ave -opposed
- Lori Tamburro – 79 Vineyard Lane – opposed
- Mike Papa - 49 Bouton Street -opposed
- Janet Vaccaro – 1132 Stillwater Ave – opposed
- Katherine Schrichte- 1145 Riverbank Road – opposed
- Jeffrey Moreland -50 Loughran Avenue – opposed
- Marc Thalheim - 19 Vineyard Lane -opposed
- Joe Dippolito – 881 Long Ridge Road – opposed

Chairman Stein called for a brief recess at 9:40pm -meeting resumed at 9:45pm.

- Mr. Gupta – 46 Wire Mill Road -opposed

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

Mr. Redniss replied to the public speakers questions/comments and answered additional questions from the Board.

William Hennessey with Carmody Torrance Sandak Hennessey also representing the applicant gave a brief presentation of the history of this project and lawsuit with respect to the CD District that was brought on by the Stamford Neighborhood Coalition.

Chairman Stein polled the board members on their thoughts, while the board members are not opposed to the proposed project -they all felt that this project is not what they were expecting – they all feel that this area could be better used for maybe townhouses. Mr. Redniss and Mr. Hennessey replied to the Board.

Chairman Stein stated that the public hearing for application **223-34** has been closed except for accepting the following documents:

- Revised Traffic Demand Plan.
- Hard copies of any new plans and exhibits as discussed and presented tonight.

PUBLIC HEARING

1. **Application – 223-36 - G & T Taylor Street LLC, 12 and 18 Taylor Street, Stamford, CT - Special Permit, Coastal Site Plan Review and Application for approval of addition to the Stamford Cultural Resources Inventory (CRI)** – Applicant is requesting the approval for a proposal which preserves the historic home at 18 Taylor Street, retains the existing home at 12 Taylor Street and adds 13 new units of housing for a total of 18 units along with landscaping and site improvements pursuant to Section 7.3. The subject site is within the CAM boundary.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **223-36** was submitted to staff on **October 30, 2023**.

NOTE: The Certificate of Mailing for application **223-36** was submitted to staff on **November 3, 2023**.

Chairman Stein read application **223-36** into the record and stated that due to time constraints this application will be opened and continued to the next meeting on **November 27, 2023** meeting.

Ms. McManus read the Planning Board’s referral letter for application **223-36**, dated **September 28, 2023** into the record.

Chairman Stein stated that the public hearing for application **223-36** will be continued to the **November 27, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **October 16, 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 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).
2. Approval of Minutes: **October 30, 2023:** Following a brief discussion, a motion was made by Ms. Smith-Anderson for approval of the minutes as presented tonight, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus & Smith-Anderson).

NOTE: Mr. Bosak was not in attendance for the **October 30, 2023** meeting and therefore unable to participate in the discussion and vote.

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

NOTE: Mr. Bosak was not in attendance for the **November 2, 2023** meeting and therefore unable to participate in the discussion and vote.

PENDING APPLICATIONS

1. **CSPR 1178 - Jeremy Binder, 243 Willowbrook Avenue, Stamford, CT -**
Applicant is proposing the reconstruction of an existing rear deck along with new stairs and a dry storage room under the deck. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1178** into the record.

Vineeta Mathur gave a brief presentation and answered questions from the Board.

Following a brief discussion, a motion was made by Ms. McManus for approval of application **CSPR 1178** with conditions prepared by EPB Staff dated November 1, 2023, conditions prepared by Engineering Staff dated October 10, 2023 and conditions prepared by DEEP dated October 6, 2023, seconded by Mr. Bosak and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

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

NOTE: Application 223-32 has been held to the November 27, 2023 meeting.

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

NOTE: Application 223-35 is being continued to the December 11, 2023 Zoning Board meeting.

4. **Application 223-24 – Raymond Mazzeo, c/o Redniss & Mead (22 First Street -Stamford, CT) – Text Change.**

5. **Application 223-25 – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Map Change.**

6. **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 are being continued to the November 27, 2023 Zoning Board meeting.

7. Application 223-34 -900 Long Ridge Road Property Owner LLC, 900 Long Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses and a Special Permit.

NOTE: Application 223-34 has been closed and will be placed on the agenda for the November 27, 2023, Zoning Board Meeting.

8. Application – 223-36 - G & T Taylor Street LLC, 12 and 18 Taylor Street, Stamford, CT - Special Permit, Coastal Site Plan Review and Application for approval of addition to the Stamford Cultural Resources Inventory (CRI).

NOTE: Application 223-36 is being continued to the November 27, 2023 Zoning Board meeting.

ADJOURNMENT

Mr. Bosak made a motion to adjourn the meeting at 11:12pm, 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

ZB PH 11132023