

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, NOVEMBER 27, 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.

Present for staff: Ralph Blessing, Land Use Bureau Chief and Vineeta Mathur, Principal Planner

NOTE: Racquel Smith-Anderson was not in attendance tonight.

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 tonight’s meeting will be recorded, and that the agenda and all the meeting materials can be found on the city web site www.stamfordct.gov/zoning.

PUBLIC HEARING CONTINUED FROM NOVEMBER 13, 2023

1. **Application – 223-36 - G & T Taylor Street LLC, 12 and 18 Taylor Street, Stamford, CT - Special Permit, Site and Architectural Plans and/or Requested Uses, 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.

Chairman Stein read application **223-36** into the record and stated the applicant has asked for a continuation.

Chairman Stein stated that the public hearing for application **223-36** will be continued to the **December 11, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

2. **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.

3. **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.
4. **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 Forest Street and will accommodate 36 spaces along with a roof deck.

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

Richard Redniss with Redniss & Mead representing the applicant, concurred with the request for a continuation.

Chairman Stein stated that the public hearing for applications **223-24, 223-25** and **223-26** will be continued to the **December 11, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **November 13, 2023:** Following a brief discussion, a motion was made by Mr. Bosak for approval of the minutes as presented tonight, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus & Bosak).

PENDING APPLICATIONS

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

Chairman Stein asked the Board members how they feel about application **223-32**– Mr. Morris was not in favor due to the lack of parking and the already heavy traffic in this area, Ms. McManus, Mr. Bosak and Chairman Stein also concurred.

Following a brief discussion of the resolution of denial, Mr. Bosak made a motion to deny application **223-32** for the reasons set forth in the resolution presented to this meeting, seconded by Ms. McManus. All members of the Board acknowledged that they agree with the reasons for denial set forth in the resolution. Chairman Stein asked that the resolution be entered into the record and there were no objections from the Board to that. The motion carried on a vote of 4 to 0 (Stein, Morris, McManus & Bosak).

2. **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.**

Chairman Stein asked the Board members how they feel about this application – all were not in favor.

Following a brief discussion of the resolution of denial, Mr. Morris made a motion to deny application **223-34** for the reasons set forth in the resolution presented to this meeting, seconded by Ms. McManus. All members of the Board acknowledged that they agree with the reasons for denial set forth in the resolution. Chairman Stein asked that the resolution be entered into the record and there were no objections from the Board to that. The motion carried on a vote of 4 to 0 (Stein, Morris, McManus & Bosak).

- 3. Application **223-36** - G & T Taylor Street LLC, 12 and 18 Taylor Street, Stamford, CT - Special Permit, Site and Architectural Plans and/or Requested Uses, Coastal Site Plan Review and Application for approval of addition to the Stamford Cultural Resources Inventory (CRI) Application.

***NOTE:** Application 223-36 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 December 11, 2023 Zoning Board meeting.*

UPDATES AND DISCUSSIONS

- 1. Adoption of the Zoning Board meeting calendar for the year 2024.

Mr. Bosak made a motion to accept the 2024 Zoning Board meeting calendar presented to this meeting, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus & Bosak).

- 2. Zoning Board required training for the year 2023.

Mr. Blessing gave the Board a brief overview of the requirements and the deadline (January 1, 2024) to meet said requirements.

ADJOURNMENT

Ms. McManus made a motion to adjourn the meeting at 7:37pm, seconded by Mr. Bosak and carried on a vote of 4 to 0 (Stein, Morris, McManus & Bosak).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board