

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, DECEMBER 11, 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.

Present for staff: Ralph Blessing, Land Use Bureau Chief.

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.

Chairman Stein stated that Ms. Smith-Anderson (Alternate) will be seated as a voting member.

PUBLIC HEARING CONTINUED FROM NOVEMBER 13, 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 and modify ZB Application #219-17 to include 0 Long Ridge Road as part of the Special Permit Use.

NOTE: Applicant has revised the application removing the request for the Pickle Ball Courts.

Chairman Stein read application **223-35** into the record and stated that this is a continuation.

Ms. McManus read the Planning Board’s referral letter for application **223-35**, dated **December 1, 2023** into the record.

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

PUBLIC SPEAKERS

- Srael Boruchin- 553 Old Long Ridge Road – in favor
- Cynthia Russell - 1374 Rock Rimmon 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.

Chairman Stein stated that the public hearing for application **223-35** has been closed.

PUBLIC HEARING CONTINUED FROM NOVEMBER 27, 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 that this is a continuation.

Leonard Braman with Wofsey Rosen representing the applicant, introduced his team, gave a detailed presentation and answered questions for the Board.

PUBLIC SPEAKERS

- Terry Adams – 15 Lipton Place – made comments
- Kathy Kligler - 21 Friar Tuck Lane – made comments
- Cynthia Bowser – 30 Rose Park Ave – made comments

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

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

Chairman Stein stated that the public hearing for application **223-36** has been closed except for accepting the following documents:

- Letter from Engineering Bureau
- Revised Plans and Narrative indicating what has changed between old and new.

PUBLIC HEARING CONTINUED FROM NOVEMBER 27, 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.

NOTE: Application 223-24 has been withdrawn.

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.

NOTE: Application 223-26 has been withdrawn.

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.

Chairman Stein read application **223-25** into the record and stated that applications **223-24** and **223-26** have been withdrawn.

Raymond Mazzeo with Redniss & Mead representing the applicant continued his presentation with respect to application **223-25**, the Board members did not have any questions.

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

Chairman Stein stated that the public hearing for application **223-25** has been closed.

PUBLIC HEARING

1. **Application 221-22-(MOD) - Falasha Campbell -110 Prospect Street, Stamford, CT, - Special Permit,** - Applicant is requesting a modification to add an additional room which to facilitate the change of use of the current Group Day Care Home for 12 children to a Child Day Care Center for 32 children.

NOTE: The Certificate of Mailing for application **221-22-(MOD)** was submitted to staff on **November 30, 2023.**

NOTE: The Affidavit for Posting of the Public Hearing signage for application **223-36** was waived by Zoning Board staff.

Chairman Stein read application **221-22 -(MOD)** into the record.

Ms. McManus read the Planning Board’s referral letter for application **221-22-(MOD)**, dated **December 1, 2023** into the record.

Ms. Campbell (the applicant) gave a brief presentation and answered questions from the Board.

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

Chairman Stein stated that the public hearing for application **221-22-(MOD)** has been closed.

REGULAR MEETING

1. Approval of Minutes: **November 27, 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 4 to 0 (Stein, Morris, McManus & Bosak).

NOTE: Ms. Smith-Anderson was not in attendance for the **November 27, 2023** and therefore unable to participate in the discussion and vote.

PENDING APPLICATIONS

1. **CSPR 1179 – Nicoletta Righini, 133 Stamford Avenue, Stamford, CT** -Applicant is proposing an addition of a new sunroom of approx. 278sf and corresponding area at the first floor of an additional 276sf along with minor interior first floor improvements and alternations. The application also includes legalization of the interior alternations to the attic made by previous owner. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1179** into the record.

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

Following a brief discussion, a motion was made by Mr. Morris for approval of application **CSPR 1179** with conditions prepared by EPB Staff dated November 27, 2023, conditions prepared by Engineering Staff dated November 17, 2023 and conditions prepared by DEEP dated October 27, 2023, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

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

A motion was made by Mr. Bosak for approval of application **223-35** with conditions as discussion and amended tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

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).**

NOTE: Application 223-36 has been closed and will be placed January 8, 2024, Zoning Board Meeting agenda for discussion and vote.

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

NOTE: *Application 223-24 has been withdrawn.*

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

A motion was made by Mr. Morris for approval of application **223-25**, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

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: *Application 223-26 has been withdrawn.*

7. Application 221-22-(MOD) - Falasha Campbell -110 Prospect Street, Stamford, CT - Special Permit.

Following a brief discussion, a motion was made by Ms. Smith-Anderson for approval of application **221-22-(MOD)** with conditions as discussed and amended tonight, seconded by Mr. Bosak and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

ADJOURNMENT

Ms. McManus made a motion to adjourn the meeting at 9:44pm, seconded by Ms. Smith-Anderson 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 12112023

**NOTE: The December 18, 2023 Zoning Board meeting has been canceled.
The next scheduled Zoning Board meeting will be on January 8, 2024.**