

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, FEBRUARY 5, 2024, AT 6:30
PM ET THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), Rosanne McManus (Acting Secretary) & Gerald Bosak.

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

Chair Stein called the meeting to order at 6:30pm.

Chair 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.

Chair 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 January 22, 2024

1. Application 222-32 –(MOD) -CP VIII 100 Clinton, LLC, 100 & 101 Clinton Avenue, Stamford, CT- Special Permit.

Chairman Stein read the application into the record and stated that the application was kept open only to receive a written response from the Applicant regarding their request to change from on-site BMRs to fee-in-lieu – which was received.

The Board members did not have any additional questions.

Chairman Stein stated that application **222-32 -(MOD)** has been closed.

PUBLIC HEARING

2. Application 223-44 -Pacific House Inc. & Mica Development Co LLC, 66 Stillwater Avenue, Stamford CT – Site and Architectural Plans and/or Requested Uses, Coastal Site Plan Review and a Special Permit – Applicant is proposing the construction of an 18-unit deeply affordable residential building along with associated

landscaping and parking. The property is located within the V-C (Village Commercial) zoning district.

NOTE: The Certificate of Mailing for application **223-44** was submitted to staff on **January 25, 2024**.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **223-44** was submitted to staff on **January 22, 2024**.

Chairman Stein read application **223-44 (MOD)** into the record.

Ms. McManus read the Planning Board's referral letter for application **223-44**, dated **January 11, 2024**, into the record.

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

Items requested for the next meeting from the applicant:

- Affordability Plan.
- Revision to show secure location for the bike storage area.
- False windows on the north and south blank walls.
- How many units will be handicap accessible.
- Call out location and materials of fence on landscape and site plans

Items requested for the next meeting from staff:

- Referral Comments from the Fire Marshall and the Water Pollution Control Authority.
- Waiver letter signed by the Land Use Bureau Chief for the Parking Management Plan and the Transportation Demand Management Plan.

PUBLIC SPEAKERS

- Russell Davis – 127 Guinea Road – opposed.
- Sue Halpern – Elmcroft Road – had questions.
- Kathy Kligler - 21 Friar Tuck Lane – had questions.
- Frances Lane – 40 Clinton Ave - had questions.
- Cynthia Bowser – 30 Rose Park Ave – in favor.

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

Mr. Mazzeo along with the applicant responded to the public speakers comments/questions and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **223-44** will be continued to the **February 26, 2024**, Zoning Board meeting at 6:30pm via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **January 22, 2024**: 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 3 to 0 (Stein, McManus & Bosak).

PENDING APPLICATIONS

1. **CSPR 1175 – Edward G. Davis, on behalf of Mr. & Mrs. Robert Luton, 23 Ralsey Road South, Stamford, CT** –Proposing the elevation of existing single- family dwelling along with additions of an open / covered wood deck. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1175** into the record.

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

Following a brief discussion, a motion was made by Mr. Bosak for approval of application **CSPR 1175** with conditions prepared by EPB Staff dated **January 9, 2024**, conditions prepared by Engineering Staff dated **July 28, 2023, October 11, 2023, and October 25, 2023**, and conditions prepared by DEEP dated **August 24, 2023**, seconded by Ms. McManus and carried on a vote of 3 to 0 (Stein, McManus & Bosak).

2. **Application 222-32 –(MOD) –CP VIII 100 Clinton, LLC, 100 & 101 Clinton Avenue, Stamford, CT- Special Permit.**

Chairman Stein read the applicant into the record.

Following a lengthy discussion the Board was undecided on whether to approve the request or modify for a split (some BMR units on-site and the remaining half of the funds applied to the Affordable Housing Trust Fund).

During the discussion, Ms. Mather stated that she had just received a message from the applicants' representative withdrawing the Special Permit application.

3. **Application 223-44 -Pacific House Inc. & Mica Development Co LLC, 66 Stillwater Avenue, Stamford CT – Site and Architectural Plans and/or Requested Uses, Coastal Site Plan Review and a Special Permit.**

NOTE: Application 223-44 is being continued to the February 26, 2024 Zoning Board meeting.

ADJOURNMENT

Ms. McManus made a motion to adjourn the meeting at 8:13pm, seconded by Mr. Bosak and carried on a vote of 3 to 0 (Stein, McManus & Bosak).

Respectfully submitted,

Rosanne McManus (Acting Secretary)
Stamford Zoning Board

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