

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND REGULAR MEETING ON
MONDAY MAY 20, 2024, 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 and Vineeta Mathur, Principal Planner.

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

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 website www.stamfordct.gov/zoning.

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

UPDATES AND DISCUSSIONS

1. Presentation on Vision Zero Action Planning process by City of Stamford’s Traffic and Transportation Bureau.

Frank Petise and Luke Bittenwieser, with City of Stamford’s Traffic, Transportation and Parking Bureau, gave an update on Vision Zero, Citywide Parking Study and the Citywide Traffic Data and answered questions from the board.

PUBLIC HEARING CONTINUED FROM MAY 6, 2024

1. **Application 224-06 – City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change** – The Application proposes a change to the Stamford Zoning Regulations intended to increase the supply of housing for seniors and people with disabilities. In addition, the proposed change would allow senior and disabled day services and would update and streamline regulations.

Chairman Stein read application **224-06** into the record.

Ralph Blessing – Land Use Bureau Chief – City of Stamford – gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Ken Gordon – Hubbard Avenue – Opposed
- Dan Lombardi – 249 Hubbard Avenue – Opposed
- Kathryn Barrios – 3 Cambridge Road – Opposed
- Barry Michelson – Idlewood Drive – Opposed
- Monika Twal – 37 Hanrahan Street – Opposed
- Gina Calabrese – 300 Seaside Avenue – Concerns
- Thomas Kuczynski – 150 Van Rensselaer - Opposed
- Zachary Oberholtzer - 2475 Summer Street – In Favor
- Lucas Severo – 70 Strawberry Hill Ave – In Favor
- Dave Adams – 29 Flint Rock Road – Opposed
- John Testin – 54 Clay Hill Road – Had Comments
- Susan Bell – 1476 Hope Street – Opposed
- Amy Kazley – 23 Vineyard Lane – Opposed

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

Mr. Blessing replied to the public speaker's comments/concerns and answered additional questions from the Board.

Chairman Stein stated that the public hearing for 224-06 has been closed.

A motion was made by Ms. McManus to take the agenda out of order to hear Application 223-38, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

PUBLIC HEARING

1. **Application 223-38 – 800 Long Ridge Road LLC, 800 Long Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses and Special Permit** – Applicant is proposing a redevelopment consisting of 354 apartments and approximately 9,394 square feet of commercial space along with associated landscaping and site improvements.

Chairman Stein read application **223-38** into the record.

NOTE: The Certificate of Mailing for application **223-38** was submitted to staff on May 7, 2024.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **223-38** was submitted to staff on May 2, 2024.

Ms. Smith-Anderson read the Planning Board’s referral letter for application **223-38** dated, March 18, 2024 into the record.

Lisa Feinberg with Carmody, Torrance Sandak & Hennessy representing the applicant, agreed to continue application **223-38** to the June 10, 2024 meeting.

Chairman Stein stated that the public hearing for application **223-38** will be continued to the **June 10, 2024** Zoning Board meeting at 6:30pm via Zoom video conference.

A motion was made by Ms. Smith-Anderson to return the agenda to order, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

Chairman Stein called for a recess at 9:16pm, meeting resumed at 9:25pm.

PUBLIC HEARING CONTINUED FROM MAY 6, 2024

1. **Application 224-16 – Nautilus Botanicals EJVI LLC and 1308 East Main Street, 1308 East Main Street, Stamford, CT –Special Permit & Coastal Site Plan Review-** 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.

Chairman Stein read application **224-16** into the record.

Leonard Braman with Wofsey Rosen Kweskin & Kuriansky representing the applicant, introduced his team, gave a detailed presentation on the revision of the application materials, and answered questions from the Board.

PUBLIC SPEAKERS

- Kun Wang – 13 Brookside Drive, Darien – Opposed
- John Ward – 32 Beach Drive, Darien – Opposed
- Wenyu Xiong – 27 Anthony Lane, Darien – Opposed
- William McDaniel – 27 Brookside Drive, Darien – Opposed
- Julia Roberts – 15 Anthony Lane, Dairen – Opposed
- James Calver – Weed Avenue – Opposed
- Darlene Meier - 48 Hillside Avenue – Opposed
- Tracy Marra – State Representative, 16 Sunswyck Road , Darien – Opposed

- Eugene Rodda – 11 Cambridge Road – Opposed
- David Bellingham- 2697 Boston Post Road, Darien – Opposed
- Ren Liu - 5 Brookside Drive, Darien – Opposed
- Paul Brindak – 161 Weed Avenue - Opposed
- Dan Losito – 61 Hollow Tree Ridge Road, Darien – Opposed
- MC Ernst - 5 Red Cedar Drive, Darien – Opposed
- Per Sekse – 42 Beach Drive, Darien – Concerns
- Kathryn Barrios – 3 Cambridge Road, Darien – Concerns
- Sharon Zhou – 33 Dickinson Road, Darien – Opposed
- Kirsten Reoch – 101 Seaside Avenue – Opposed
- Monika Twal – 37 Hanrahan Street – Opposed
- Fei Goebert – 218 Old King Highway, Darien – Opposed
- Michael Tyler – 17 Brookside Drive, Darien – Opposed
- Holly Huang – ? - Opposed
- John Temple – 173 Weed Avenue – Opposed
- Anabel Figueroa – ?- Opposed
- Gina Calabrese – 300 Seaside Avenue – Opposed
- Adrienne Tovar – 2693 Boston Post Road, Darien – Opposed
- Brian Wood – 10 Brookside Drive, Darien – Opposed
- Dr. Christina McDaniel – 27 Brookside Drive, Darien – Opposed
- Leyuan Xu – 15 Brookside Drive, Darien -Opposed
- Maria Wallman – 30 Island Height Circle – Opposed
- Andrew Kaiser – 29 Outlook Drive, Darien – Opposed
- Kevin Quick – Weed Avenue – Opposed
- Dave Adams – 29 Flint Rock Road - Opposed
- Patrick Edgar – 64 Green Leaf Avenue, Darien – Opposed
- Patrick Kazley – Vineyard Lane – Opposed
- Natalie Alini – 22 Outlook Drive, Darien – Opposed
- Christen Nyarady – 1 Wilson Ridge Road, Darien – Opposed
- Joel Green – Representing owners of 1290 East Main - Opposed
- Jaclyn Tyler – 17 Brookside Drive, Darien – Concerns
- Thomas Kuczynski – 150 Van Rensselaer Avenue – Concerns

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

Attorney Braman and his team replied to the public speakers comments/concerns and answered additional questions from the Board.

Chairman Stein noted that more callers wanted to speak.

PUBLIC SPEAKERS

- Demi Ferraris - 6 Woodland Drive, Darien – Opposed
- Susan Bell – Opposed
- Jennifer Handt – 2658 Post Road, Darien – Opposed

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

Chairman Stein stated that the public hearing for **224-06** has been closed, but is left opened to receive the materials requested by the board.

PUBLIC HEARING

1. **Application 224-07- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** The Application proposes to bring the ongoing reorganization of the Zoning Regulations to a conclusion by consolidating and re-ordering Zoning Sections. Cross-references across sections will be updated with the new Section numbers, placeholders will be added for districts without standalone sections and the table of contents will be updated to reflect these changes.

Chairman Stein read application **224-07** into the record.

Ms. McManus read the Planning Board’s referral letter for application **224-07** dated, March 14, 2024 into the record.

Chairman Stein stated that the public hearing for application **224-07** will be continued to the **June 10, 2024** Zoning Board meeting at 6:30pm via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **May 6, 2024:** Following a brief discussion, a motion was made by - Mr. Bosak for approval as presented tonight, seconded by Ms. Smith- Anderson and carried on a vote 5 to 0 (Stein, Morris, McManus, Bosak & Smith- Anderson).
2. Approval of Minutes: **May 9, 2024:** Following a brief discussion, a motion was made by Ms. Smith-Anderson for approval as presented tonight, seconded by Ms. McManus and carried on a vote 5 to 0 (Stein, Morris, McManus, Bosak & Smith- Anderson).

PENDING APPLICATIONS

1. **CSPR 1185 – Jeff Sibilio, 29 Waterbury Avenue, Stamford, CT** – Applicant is proposing the construction of a second and third floor to the existing single – family dwelling. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1185** into the record.

Ms. 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 1185** with conditions prepared by EPB Staff dated December 5, 2023, conditions prepared by Engineering Staff dated December 18, 2023, and conditions prepared by DEEP dated December 13, 2023 Seconded by Mr. Bosak and carried on a vote of 5 to 0 (Stein, McManus, Morris, Bosak & Smith-Anderson).

2. **CSPR 1192 – Byron Yanes, 20 Chesterfield Road, Stamford, CT** - Proposing a two story car attached garage, small addition, and interior renovations. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1192** 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 1192** with conditions prepared by EPB Staff dated April 4, 2024, conditions prepared by Engineering Staff dated April 19, 2024 and conditions prepared by DEEP dated April 11, 2024 Seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, McManus, Morris, Bosak & Smith-Anderson).

3. **CSPR 1195 – Alexander Harris, 40 Ocean Drive East, Stamford, CT** - Proposing a partial 2.5 story addition and a 2nd floor addition over the existing footprint. Property is located in the CAM boundary.

Chairman Stein read application **CSPR 1195** into the record.

Ms. 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 1195** with conditions prepared by EPB Staff dated April 24, 2024, conditions prepared by Engineering Staff dated April 23, 2024 and conditions prepared by DEEP dated May 15, 2024 Seconded by Mr. Bosak and carried on a vote of 5 to 0 (Stein, McManus, Morris, Bosak & Smith-Anderson).

4. Application 224-07 – City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.

NOTE: *Application 224-07 is being continued to the June 10, 2024 Zoning Board Meeting.*

5. Application 223-38 – 800 Long Ridge Road LLC, 800 Long Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses and Special Permit.

NOTE: *Application 223-38 is being continued to the June 10, 2024 Zoning Board Meeting.*

6. Application 224-06- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change

NOTE: *Application 224-06 has been closed and will be placed on the June 10, 2024, Zoning Board Agenda for discussion and possible vote.*

7. Application 224-16 – Nautilus Botanicals EJVI LLC and 1308 East Main Street, 1308 East Main Street, Stamford, CT –Special Permit & Coastal Site Plan Review.

NOTE: *Application 224-16 has been closed and will be placed on the June 10, 2024, Zoning Board Agenda for discussion and possible vote.*

8. Application 223-46 – BUDR Cannabis, 389 West Main Street, Stamford, CT -Special Permit

Mr. Bosak recused himself.

Following a brief discussion regarding the Special Permit application, a motion was made by Mr. Stein for denial of application 223-46, seconded by Ms. Smith-Anderson. The vote was 2-2, and therefore the motion was not approved.

Mr. Stein – yes

Ms. Smith-Anderson – yes

Mr. Morris – no

Ms. McManus – no

Mr. Bosak – recused

A motion was made by William Morris for approval of application 223-46, seconded by Rosanne McManus. The vote was 2-2, and therefore the motion was not approved.

Mr. Stein – No

Ms. Smith-Anderson – No
Mr. Morris – Yes
Ms. McManus – Yes
Mr. Bosak – recused

Chairman Stein recommended that staff talk to the Law Department regarding if this application is considered denied or approved.

ADMINISTRATIVE REVIEW

1. **Application 222-37- TR Broad II, LLC and 122-124 Broad Street, LLC, 122-124 Broad Street, 128-134 and 136 Broad Street, Stamford, CT – Amended Application for a Special Permit** – Applicant is proposing to Amend the Special Permit application to reduce the number of compact parking spaces from nineteen (19) to eleven (11) and to eliminate the request for 37 parking spaces in the Bedford Street garage by using tandem and valet parking on-site. ***(Requesting an extension of time).***

Chairman Stein read the request into the record.

Following a brief discussion, a motion for extension of time was made by Mr. Morris seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak, and Smith-Anderson).

2. **Application 223-12- Landmark Square 1-6 LLC, 0 Atlantic Street, 3 Atlantic Street, 2 Broad Street, 4 Broad Street, 5 Broad Street & 101 Broad Street, Stamford, CT - Site & Architectural Plans and/or Requested Uses and a Special Permit** – Proposing the redevelopment of Landmark Square Building 3 including demolition of the existing 134,000 sf office building and replacement with 400 apartments, 420 parking spaces, residential amenities and 5,200 sf of retail space. ***(Requesting an extension of time).***

Chairman Stein read the request into the record.

Following a brief discussion, a motion for extension of time was made by Ms. McManus seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak, and Smith-Anderson).

3. **Application 224-13 – City of Stamford Zoning Board** – Proposed changes to the BMR regulations.

Following a brief discussion, a motion for withdrawal of application 224-13 was made by Ms. Smith-Anderson seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak, and Smith-Anderson).

ADJOURNMENT

Ms. McManus made a motion to adjourn the meeting at 12:42am, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, McManus, Morris, Bosak & Smith-Anderson).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

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