

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND REGULAR MEETING ON
MONDAY JUNE 24, 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: Vineeta Mathur, Principal Planner.

Chair Stein called the meeting to order at 6:33 pm.

Chair Stein noted that Ralph Blessing, Land Use Bureau Chief, is not present.

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.

PUBLIC HEARING

1. **Application 223-23 – Joseph J. Capalbo, II, 91 Hope Street, Stamford, CT-Map Change:**
Applicant is proposing to rezone 91 Hope Street from the present R-7 ½ (Single Family, Low Density) to proposed RM-1 (Multiple Family, Low Density Design District).
2. **Application 224-04– Joseph J. Capalbo, II, on behalf of RRIT LLC, 91 Hope Street, Stamford, CT-Site and Architectural Plans and/or Requested Uses** - Applicant is proposing to construct 27 townhouses along with on-site parking and associated landscaping.

Chairman Stein read applications **223-23** and **224-04** into the record

NOTE: The Certificate of Mailing for application **223-23** and **224-04** was submitted to staff on June 17, 2024.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **223-23** and **224-04** was submitted to staff on June 17, 2024.

Ms. McManus read the Planning Board’s referral letters for applications **223-23** dated June 29, 2023 and **224-04** dated April 15, 2024 into the record.

Joseph J. Capalbo, II, representing the applicant, agreed to continue applications **223-23** and **224-04** to the July 8, 2024 meeting.

Chairman Stein stated that the public hearing for applications **223-23** and **224-04** will be continued to the **July 8, 2024** Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING CONTINUED FROM JUNE 10, 2024

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.

Chairman Stein noted that the Board received the revised plans responding to comments from staff and the board.

Attorney Lisa Feinberg with Carmody Torrance Sandak & Hennessy representing the applicant, introduced her team, gave a detailed presentation and answered questions from the Board.

Ms. McManus and Ms. Smith-Anderson noted that they listened to the June 10, 2024 meeting.

PUBLIC SPEAKERS

- Patrick Kazley – Vineyard Lane – Opposed
- Monika Twal - 37 Hanrahan Street – Opposed
- Adele Langie - Hunting Lane – Opposed
- Michael Kellick – 4 Hunting Lane – Opposed
- Susan Bell – Hope Street – Opposed
- David Rusch – 29 Vineyard Lane – Opposed
- Sarah Thalheim – Maltbie Road – Opposed

- Audrey Smith – Cedar Tree Lane – Opposed
- Paul Arvoy – 59 Lancer Lane – Opposed
- Joanne Mangione – 50 Loughran Avenue – Opposed
- Joanna Savino – 70 Vineyard Lane – Opposed
- Guy Fortt – 821 Long Ridge Road – Opposed
- Helen Koven – 56 Wire Mill Road – Opposed
- Julie Vasile – 29 Vineyard Lane – Opposed
- Martin Munitrz – 3 River Oaks Drive
- Andrew Schrichte – 1145 Riverbank Road – Opposed
- Lisa Athnos – 46 Laurel Ledge Road – Opposed
- Kathy Kligler – 21 Friar Tuck Lane – Opposed

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

Attorney Feinberg replied to the public speaker’s comments/concerns and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **223-38** will be continued to the **July 8, 2024** Zoning Board meeting at 6:30pm via Zoom video conference.

2. **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.

Vineeta – Principal Planner – City of Stamford – gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Monika Twal – 37 Hanrahan Street – Opposed
- Zachary Oberholtzer – 2475 Summer Street – in Favor

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

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

Chairman Stein stated that the public hearing for application **224-07** has been closed.

REGULAR MEETING

1. Approval of Minutes: **May 30, 2024**: Following a brief discussion, a motion was made by Mr. Morris for approval as presented tonight, seconded by Ms. McManus and carried on a vote 3 to 0 (Stein, Morris, and McManus).
2. Approval of Minutes: **June 10, 2024**: Following a brief discussion, a motion was made by Mr. Bosak for approval as presented tonight, seconded by Mr. Morris and carried on a vote 3 to 0 (Stein, Morris and Mr. Bosak).

PENDING APPLICATIONS

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

Following a brief discussion regarding the revisions of the text change, a motion was made by Ms. McManus for approval of application 224-06, seconded by Mr. Bosak and carried on a vote of 3-1-1 as follows:

Stein – Yes

Bosak – Yes

McManus – Yes

Smith-Anderson – No

Morris - Abstained

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

Following a brief discussion regarding the conditions, a motion was made by Ms. McManus for approval of application 224-16, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak and Smith-Anderson).

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

Mr. Bosak made a motion for approval of application 224-07, second by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak and Smith-Anderson).

4. 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 July 8, 2024 Zoning Board meeting.

5. Application 223-23 – Joseph J. Capalbo, II, 91 Hope Street, Stamford, CT-Map Change.

NOTE: Application 223-23 is being continued to July 8, 2024 Zoning Board meeting.

6. Application 224-04– Joseph J. Capalbo, II, on behalf of RRIT LLC, 91 Hope Street, Stamford, CT- Site and Architectural Plans and/or Requested Uses.

NOTE: Application 224-04 is being continued to July 8, 2024 Zoning Board meeting.

ADMINISTRATIVE REVIEW

UPDATES AND DISCUSSIONS

1. **Application 224-25- PRE – Claudia & Vanderson DiGesu, 25 DeBera Lane, Stamford, CT – Pre Application – Site and Architectural Plans and/or Requested Uses and Special Permit** – Proposing Critical Reconstruction of the existing historic home and construction of an additional two dwelling units in the rear.

Chairman Stein read the request into the record and stated that the reason for this is to give the applicant an opportunity to talk to the Zoning Board and see what they think before they file an application to move forward.

Elena Kalman, representing the applicant, gave a detailed presentation and answered questions from the Board.

ADJOURNMENT

Ms. McManus made a motion to adjourn the meeting at 10:27pm, seconded by Mr. Bosak and carried on a vote of 4 to 0 (Stein, Morris, McManus, and Bosak).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 06242024