

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND REGULAR MEETING ON  
MONDAY SEPTEMBER 30, 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, & 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 noted that Gerald Bosak 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](http://www.stamfordct.gov/zoning).

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

**PENDING LITIGATION**

1. Discussion regarding pending litigation in the matter of Budr Holding 5, LLC d/b/a Budr Cannabis v. Zoning Board of the City of Stamford (Application 223-46). Potential Executive Session. Possible action to approve settlement.

Chairman Stein read the pending litigation (application **223-46**) into the record.

A motion was made by Mr. Morris to go into an Executive Session, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, McManus, Morris and Smith-Anderson).

Executive Session started at 6:36.

A motion was made by Ms. McManus to come out of the Executive Session, seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Stein, McManus, Morris, and Smith-Anderson).

The Board came out of the Executive Session at 7:02pm.

Chairman Stein stated that the board members, Ralph Blessing, Vineeta Mathur and Assistant Corporation Counsel, John Harness were in the Executive Session and no votes were taken.

### **PUBLIC HEARING**

1. **Application 224-29 - City of Stamford - Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change** - The purpose of this text change is to address public concerns about the Purpose Section (Section 1.A.) of the City of Stamford Regulations.

Chairman Stein read application **224-29** into the record.

Ms. McManus read the Planning Board's referral letter for application **224-29** dated August 29, 2024 into the record.

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

### **PUBLIC SPEAKERS**

- Barry Michelson – Idlewood Drive – In Favor
- Monika Twal – 37 Hanrahan Street – In Favor
- Dave Adams – Flitn Rock Road - In Favor
- Sue Halpern – 30 Elmcroft Road – In Favor
- Zachary Oberholtzer – 2475 Summer Street – Opposed

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

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

Chairman Stein stated that the public hearing for application **224-29** has been closed.

**PUBLIC HEARING CONTINUED FROM JULY 29, 2024**

1. **Application 224-10 - City of Stamford - Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change** - The purpose of this text change is to streamline the existing regulations for non-conforming uses, add provisions for non-conforming buildings, structures, and lots, eliminate Special Permit provisions and facilitate the conversion of obsolete structures and uses to viable uses.

Chairman Stein read application **224-10** into the record.

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

**PUBLIC SPEAKERS**

- Barry Michelson – Idelwood Drive – Opposed
- Dave Adams – Flint Rock Road – Opposed
- Sue Halpern – 30 Elmcroft Road – Concerns
- Monika Twal – 37 Hanrahan Street – Opposed
- Gina Calabrese – Seaside Avenue – Concerns
- Kevin Maguire – 50 Leonard Street – In Favor

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

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

Chairman Stein stated that the public hearing for application **224-10** has been closed.

**REGULAR MEETING**

1. Approval of Minutes: **September 9, 2024:** Following a brief discussion, a motion was made by Mr. Morris for approval as presented tonight, seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Stein, Morris, McManus, and Smith-Anderson).

**PENDING APPLICATIONS**

1. **CSPR-1202 - Mark DeSimone, 36 Auldwood Drive, Stamford, CT** - Replace existing deck with a new expanded deck, replace concrete patio with crushed stone patio and add a concrete pad in the rear. The property is within the CAM boundary.

Chairman Stein read application **CSPR 1202** 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. Smith-Anderson for approval of application **CSPR 1202** with conditions prepared by EPB Staff dated September 10, 2024, conditions prepared by Engineering Staff dated September 6, 2024, conditions prepared by DEEP dated August 22, 2024 and conditions prepared by Stamford Harbor Management Commission dated September 29, 2024, Seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, McManus, Morris, and Smith-Anderson).

2. Application **224-23** - McPherson Taylor on behalf of Volta Charging LLC, 2200 Bedford Street, Stamford, CT - Text Change

Following a brief discussion, a motion was made by Mr. Morris for approval of application **224-23**, seconded by Ms. McManus and carried on a vote of 3 to 1 as follows:

Mr. Stein – Yes  
Mr. Morris – Yes  
Ms. McManus - Yes  
Ms. Smith-Anderson – No

3. Application **224-29** - City of Stamford - Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change

Following a brief discussion, a motion was made by Ms. McManus for approval of application **224-29**, seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Stein, McManus, Morris and Smith-Anderson).

4. Application **224-11** - Richard Redniss (22-1st Corp) c/o 22 First Street, Stamford, CT – Text Change

Following a brief discussion, a motion was made by Ms. McManus for approval of application **224-11**, seconded by Mr. Morris and carried on a vote of 3 to 1 as follows:

Mr. Stein – Yes  
Mr. Morris – Yes  
Ms. McManus - Yes  
Ms. Smith-Anderson – No

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

5. Application 224-19 - City of Stamford - Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change

Following a brief discussion, a motion was made by Mr. Morris for approval of application **224-19**, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus, & Bosak).

6. Application 224-10 - City of Stamford - Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change

**NOTE: Application 224-10 has been closed and will be placed on the October 8, 2024, Zoning Board Agenda for discussion and possible vote.**

### **ADMINISTRATIVE REVIEW**

1. **Application 221-24 - Old Town Square LLC, 160 Atlantic Street, Stamford, CT - Site and Architectural Plans and/or Requested Uses and Special Permit** - Applicant is proposing to maintain the existing building (formerly used as a bank) and add 8 additional stories for a 10-story hotel containing 84 rooms and 7 suites with a ground floor restaurant, banquet/meeting rooms and a roof-top patio. ***(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. Smith-Anderson and carried on a vote of 4 to 0 (Stein, Morris, McManus, and Smith-Anderson).

**NOTE:** The new expiration date will be **October 4, 2025**

### **ADJOURNMENT**

Ms. McManus made a motion to adjourn the meeting at 10:09pm, and carried on a vote of 4 to 0 (Stein, McManus, Morris and Smith-Anderson).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB PH 09302024