

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, APRIL 12, 2021, AT 6:30 PM EST
THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Rosanne McManus, Joanna Gwozdzowski, Roger Quick and Sarah Summons (Alternate).
Present for staff: Ralph Blessing, Land Use Bureau Chief & Vineeta Mathur, Associate Planner.

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.

PUBLIC HEARINGS CONTINUED FROM MARCH 22, 2021

1. **Application 220-35– 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, - Text Change**, -Proposing to Amend Article III Section 4.B.7.c (12) *Arterial Streets* to include West Main Street in the list of *Arterial Streets*.
2. **Application 220-36 – 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, - Map Change**, - Applicant is proposing to rezone properties which are bound by Ann Street to the West, West Main Street to the North and Rose Park Ave to the East from the present zoning districts C-B & R-MF to the Village Commercial V-C zoning district.

Chairman Stein read applications **220-35 & 220-36** into the record.

NOTE: These applications were a continuation from the March 22, 2021 public hearing.

Mr. Blessing stated that the applicant has requested a continuation to the May 10, 2021 meeting.

William Hennessey with Carmody Torrance Sandak & Hennessey representing the applicant concurred.

Chairman Stein stated that applications **220-35 & 220-36** will be continued to the **May 10, 2021** Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING

1. **Application 221-09 – Garden Homes Fund, 1114 Hope Street, Stamford, CT., Site and Architectural Plans and/or Requested Uses, Special Permit, and Approval of Additions to the Stamford Cultural Resources Inventory (CRI)** –Applicant is proposing the redevelopment of 1114 Hope Street (Formerly the First United Methodist Church) by converting the existing structure and constructing an addition to create a total of 17 deeply affordable residential apartments. The existing first floor daycare would be retained. Property is located within the RM-1 District.

NOTE: The “Certificate of Mailing” for application **221-09** was submitted to staff on March 26, 2021.

NOTE: The affidavit for “Posting of the Public hearing” signage for application **221-09** was submitted to staff on March 29, 2021

Chairman Stein read application **221-09** into the record.

Ms. McManus read the Planning Board recommendation letter dated March 26, 2021 into the record.

Mr. Blessing gave a brief overview of the proposed project.

Chairman Stein also stated that there has been public concern that this could be a conflict of interest based on the fact that the applicant is also a member of the Board of Finance. Chairman Stein stated that there is no conflict.

Chairman Stein also announced that Richard Freeman with Garden Homes was in attendance for questions.

NOTE: Chairman Stein stated that the Public Speakers session will end at 8:30pm so that the Board can go into executive session on an unrelated matter. However if there are still more people wishing to speak, than they will be able to at the next meeting.

Brian Daley general counsel for Garden Homes introduced their team and along with their team gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Chris Dawson – People Friendly Stamford - In support
- Catherine Richardson -1111 Hope Street - Opposed
- Mike Papa – Springdale resident – Made a statement
- Linda Shippee - Opposed
- Dice Oh – People Friendly Stamford – In support
- Will Wrights – People Friendly Stamford – In support
- Greg Chan – Chair Board of Trustees’ First United Methodist Church – In Support

- Mahi Galvin – Opposed
- Brenda Degruittola – Opposed
- Cathy Kligler – Opposed
- Denise Williams – CEO – Inspirica - In Support
- Kylie Cotter - Opposed
- Joseph Laskowski –Opposed
- Harold Topper – Opposed
- Susan Bell – Opposed

Chairman Stein turned to Mr. Freedman to address questions from the public – Mr. Freedman answered said questions.

Mr. Blessing stated that the \$1,400,000 was approved by the Zoning Board from developer contributed “fee in lieu funds” that can only be used for affordable housing. This was not from taxpayers’ monies.

Chairman Stein stated that application **221-09** will be continued to the **April 26, 2021** Zoning Board meeting at 6:30pm via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **March 22, 2021:** After a brief discussion, a motion was made by Mr. Morris for approval of the minutes as presented tonight, seconded by Ms. McManus and carried on a vote of 3 to 0 (Morris, McManus & Quick).

NOTE: Mr. Stein and Ms. Gwozdzowski were not in attendance and therefore unable to participate in the discussion and vote.

At 8:45pm Mr. Morris made a motion to go into Executive Session to discuss a matter that would involve information protected under the Connecticut General Status 1-210-B & 4 and that attending the session will be members of the Zoning Board, Zoning Staff and the City’s Corporation Counsel, seconded by Ms. Manus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

At 9:15pm Ms. Manus made a motion to return to the regular meeting, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

ADMINISTRATIVE REVIEW

1. **400 Washington Blvd (aka the Charter Communications Building) Application 217-16 – (3rd Mod)** - Applicant is requesting the following administrative approval in connection with 217-16 (3rd Mod):

- a. Request by the Property Owner and Mill River Park Collaborative, pursuant to Condition # 17 of Zoning Board Approval # 217-16 (3rd MOD), for Zoning Board determination that the Lower River Walk is not feasible and that a pedestrian bridge is a feasible alternative.

Following a brief discussion, a motion was made by Ms. McManus for approval, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

- b. Request by the Property Owner and Mill River Park Collaborative, pursuant to Condition # 20 of Zoning Board Approval # 217-16 (3rd MOD), for Zoning Board approval authorizing the payment of \$200,000 required under this condition into a project escrow account (“Project Escrow Account”) to be established pursuant to a Memorandum of Understanding (the “MOU”) between BLT and the City to be used for the pedestrian bridge and other infrastructure improvements in the South End (collectively, the “Project”). .

Following a brief discussion, a motion was made by Ms. Gwozdzowski for approval, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

- c. Amend Zoning Board Decision from January 11, 2021 to require that the \$100,000 payment imposed under the January 11, 2021 decision be deposited into the Project Escrow Account to be applied to the Project costs if total Project costs exceed \$3,975,000, or forgiven if total Project costs are \$3,975,000 or less.

Following a brief discussion, a motion was made by Ms. McManus for approval, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

- d. BLT has requested to combine the bond required per January 11, 2021 Zoning Board decision with the bond required under the FIPP.

Following a brief discussion, a motion was made by Ms. Gwozdzowski for approval, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

- e. Chairman Stein stated that originally the Board was to review and approved the final form of the combined bond. – However since said form is still in the process of being

revised he asked for a vote from the Board members approve the combined bond language in its current form and to authorize the zoning board staff to work with the Law Department on completing the BLT Bond

Mr. McManus made a motion to approve, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

- f. Amend Zoning Board Decision from January 11, 2021 to extend the temporary closure of the Gateway Garage until June 30, 2021.

Following a brief discussion, a motion was made by Mr. Morris for approval, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

PENDING APPLICATIONS

1. **CSPR-1095 – James C. Randall & Susan L. Randall, 83 Kenilworth Drive East, Stamford, CT.** – Proposing the renovation of existing dwelling, driveway and deck along with the removal of the existing concrete patio. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1095** into the record.

Ms. Mathur presented the application to the Board and following a brief discussion, a motion was made by Ms. McManus for approval of application **CSPR 1095** with conditions prepared by EPB Staff dated March 19, 2021, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

2. **CSPR-1097 – Howard & Jill Fife, 208 Dolphin Cove Quay, Stamford, CT.** – Proposing to construct a new terrace, patios, and pergola in rear yard, modify existing roof, and construct two additions on the front of the existing dwelling. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1097** into the record.

Ms. Mathur presented the application to the Board and following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of application **CSPR 1097** with conditions prepared by EPB Staff dated April 1, 2021 and conditions prepared by Engineering Staff dated January 15, 2021, seconded by Mr. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

3. **Application 220-31- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT, - Text Change.**

Following a brief discussion, a motion was made by Mr. Quick for approval, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

4. Application 220-35– 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, - Text Change.
5. Application 220-36 – 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, -Map Change.

Applications 220-35 & 220-36 have been continued to the May 10, 2021 Zoning Board public hearing to be held via Zoom video conference.

6. Application 221-09 – Garden Homes Fund, 1114 Hope Street, Stamford, CT., Site and Architectural Plans and/or Requested Uses, Special Permit, and Approval of Additions to the Stamford Cultural Resources Inventory (CRI).

Application 221-09 has been continued to the April 26, 2021 Zoning Board public hearing to be held via Zoom video conference.

ADMINISTRATIVE REVIEW

2. **Application 216-26 – RBS Americas Property Corp & City of Stamford, 600 Washington Blvd & 888 Washington Blvd, Special Exception, General Development and Costal Site Plan Review,** – requesting approval of Special Exception, General Development and Costal Site Plan Review for the development of two residential buildings consisting of 456 units and 567 parking spaces as well as associated site improvements. Also approximately 38,389 square feet along the river will be dedicated as public access space to facilitate the expansion of Mill River Park. ***(Request for extension of time)***

Chairman Stein read the request into the record.

Following a brief discussion, a motion was made by Mr. Morris for approval of a one year extension of time for application **216-26**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

NOTE: Extension of Time has been granted to August 16, 2022.

3. **Application 218-38 (MOD)– 583 PACIFIC CH LLC, 583 Pacific Street– Site & Architectural Plans and/or Requested Uses, Special Exception & Coastal Site Plan Review,** - Applicant is seeking to develop the property at 583 Pacific Street. Specifically, the applicant will maintain the original two (2) story portion of the existing building and

replace the one (1) story annex and the surface parking area with a four (4) story addition and a surface parking area along with site landscaping improvements ***(Applicant proposing to modify the previously approved application (218-38) to permit a 1 story addition. This additional story will be occupied by for 4 (2) bedroom apartments. Applicant is also seeking a Shared Parking Agreement pursuant to Section 12.L to permit the sharing of parking spaces between the 4 proposed residential units and the commercial uses).***

Chairman Stein read the request into the record.

William Hennessey along with Lisa Feinberg with Carmody Torrance Sandak & Hennessey representing the applicant gave a brief presentation and answered questions from the Board.

The Board requested that applicant prepare a letter on how the shared parking will work and have said letter reviewed and confirmed by the Transportation Bureau. The Board also requested staff to provide revised conditions of approval.

With that Chairman Stein stated that Administrative Item #3 for application 218-38 (mod) will be continued to the April 26, 2021 board meeting.

4. **429 Washington Blvd – Metro Center** - Proposed signage for Berkley Corporation.

Chairman Stein read the request into the record.

Ms. Mathur presented the signage request to the Board and following a brief discussion, a motion was made by Ms. McManus for proposed signage, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

ADJOURNMENT

Ms. Gwozdzowski called for adjournment of the meeting at 10:20pm, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 4122021

NOTE: These proceedings were recorded on video and are available for viewing through the City of Stamford's web page – www.stamfordct.gov.