

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, APRIL 26, 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, Richard Rosenfeld (Alternate) 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.

**Chairman Stein announced that due to a clerical error pertaining to the webinar sign in number, the new public hearing applications will be opened but not heard and will be continued to a public hearing and special meeting on Monday, May 3, 2021 at 6:30 via Zoom video conference.**

**PUBLIC HEARINGS CONTINUED FROM APRIL 12, 2021**

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:** Application **221-09** is a continuation from the **April 12, 2021** public hearing.

Chairman Stein read application 221-09 into the record.

Chairman Stein stated that the public can speak on this application and that they (the Board) have asked for the applicant to answer all questions at the **May 3, 2021** public hearing and special meeting.

## **PUBLIC SPEAKERS**

- Bruce Heller – Inspirica - In Support
- Kathy Kligler - Opposed
- Linda Shippee – Opposed
- Mahi Galvin – Opposed
- Susan Bell – Opposed
- Georgia Wiedemann – Opposed
- Joseph Laskowski – sent in questions though chat which Chairman Stein read into the record.
  - 1) A couple of my co-workers have kids at the Baby Cottage they are taking them out and placing them in another facility because of safety concerns for their children, they were also told that the Baby Cottage is looking for another site to leave 1114 Hope Street when their lease is up, so what happens then more apartments?
  - 2) I was also told that former Mayor Pavia bought the Mobile Gas Station and will be constructing more apartments, enough with the apartments can we have some shops and restaurants instead?
- Elizabeth Conrad – Opposed

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

Chairman Stein stated that application **221-09** will be continued to the **May 3, 2021** Zoning Board public hearing and special meeting at 6:30pm to be held via Zoom video conference.

## **PUBLIC HEARING**

1. **Application 221-08 – Stamford Research Drive LLC and FFD West LLC, 12 Research Drive, Stamford, CT –Site and Architectural Plans and/or Requested Uses and a Special Permit**, Applicant is proposing to operate a medical marijuana dispensary at 12 Research Drive. Property is located within the M-G Zone.

**NOTE:** The “Certificate of Mailing” for application **221-08** was submitted to staff on April 15, 2021.

**NOTE:** The affidavit for “Posting of the Public Hearing” signage for application **221-08** was submitted to staff on April 10, 2021.

Chairman Stein read application **221-08** into the record.

William Hennessey with Carmody Torrance Sandak & Hennessey representing the applicant stated that they are in agreement to a continuance.

Chairman Stein stated that application **221-08** will be continued to the **May 3, 2021** Zoning Board public hearing and special meeting at 6:30pm to be held via Zoom video conference.

2. **Application 221-10 – 237-241 Henry Street, LLC, 237-341 Henry Street, Stamford, CT., - Site and Architectural Plans and/or Requested Uses, Special Permit, Coastal Site Plan Review and Application for approval for addition to the Stamford Cultural Resources Inventory (CRI)** - Applicant is requesting the approval for Critical Reconstruction of 237 Henry Street pursuant to Section 7.3.C.5 and construct seven attached condominium units in the rear of the property under the standards of Section 7.3.C. Property is located in the R-MF zoning district and within the CAM boundary.

**NOTE:** The “Certificate of Mailing” for application **221-10** was submitted to staff on April 13, 2021.

**NOTE:** The affidavit for “Posting of the Public Hearing” signage for application **221-10** was submitted to staff on April 13, 2021.

Chairman Stein read application **221-10** into the record.

Jola Laskowski and Peter Laskowski, the applicants stated that they are both in agreement to a continuance.

Chairman Stein stated that application **221-10** will be continued to the **May 3, 2021** Zoning Board public hearing and special meeting at 6:30pm to be held via Zoom video conference.

3. **Application 220-22 - NGUYEN REALTY LLC, 302-312 Shippan Avenue, Stamford, CT – Site and Architectural Plans and/or Requested Uses and a Special Permit,**  
Applicant is requesting a Special Permit and Site and Architectural Plan and Requested Uses pursuant to Section 7.3 to facilitate renovation of two detached historical structures and construct an addition to create a total of 8 units along with on-site parking and ground floor retail.

**NOTE:** The “Certificate of Mailing” for application **220-22** was submitted to staff on April 15, 2021.

**NOTE:** The affidavit for “Posting of the Public Hearing” signage for application **220-22** was submitted to staff on April 9, 2021.

Chairman Stein read application **220-22** into the record.

David Pinto on behalf of the applicant and John Leydon representing the applicant stated that they are in agreement to a continuance.

Chairman Stein stated that application **220-22** will be continued to the **May 3, 2021** Zoning Board public hearing and special meeting at 6:30pm to be held via Zoom video conference.

## **REGULAR MEETING**

1. Approval of Minutes: **April 12, 2021**: After a brief discussion, a motion was made by Mr. Morris for approval of the minutes with the additions and red line corrections that were made by Chairman Stein and emailed to the Board earlier, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Quick, McManus & Gwozdziowski).

## **PENDING APPLICATIONS**

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).

**Application 221-09 has been continued to the May 3, 2021 Zoning Board public hearing and special meeting to be held via Zoom video conference.**

2. Application 221-08 – Stamford Research Drive LLC and FFD West LLC, 12 Research Drive, Stamford, CT –Site and Architectural Plans and/or Requested Uses and a Special Permit.

**Application 221-08 has been continued to the May 3, 2021 Zoning Board public hearing and special meeting to be held via Zoom video conference.**

3. Application 221-10 – 237-241 Henry Street, LLC, 237-341 Henry Street, Stamford, CT., - Site and Architectural Plans and/or Requested Uses, Special Permit, Coastal Site Plan Review and Application for approval for addition to the Stamford Cultural Resources Inventory (CRI).

**Application 221-10 has been continued to the May 3, 2021 Zoning Board public hearing and special meeting to be held via Zoom video conference.**

4. Application 220-22 - NGUYEN REALTY LLC, 302-312 Shippan Avenue, Stamford, CT – Site and Architectural Plans and/or Requested Uses and a Special Permit.

**Application 220-22 has been continued to the May 3, 2021 Zoning Board public hearing and special meeting to be held via Zoom video conference.**

## **ADMINISTRATIVE REVIEW**

1. **406 Washington Blvd – Charter** - Proposed signage for tower #2.

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 Mr. Morris for approval of proposed signage, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Quick, McManus & Gwozdzowski).

2. **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 four (4) two (2) bedroom apartments. Applicant is also seeking approval of Shared Parking 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.

Jason Klein along with Rachel Breslin with Carmody Torrance Sandak & Hennessey representing the applicant were in attendance for questions.

Following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of the modified draft conditions as discussed and amended tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Quick, McManus & Gwozdzowski).

## **ADJOURNMENT**

Chairman Stein called for adjournment of the meeting at 7:50 pm, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, Quick, McManus & Gwozdzowski).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB PH 4262021

**NOTE:** These proceedings were recorded on video and are available for viewing through the City of Stamford's web page – [www.stamfordct.gov](http://www.stamfordct.gov).