

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A SPECIAL MEETING ON
MONDAY, MAY 3, 2021, AT 6:30 PM EDT
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 the most recent regulations have been posted to the web site. Ms. Mathur gave the Board and the public a quick overview.

PUBLIC HEARINGS CONTINUED FROM APRIL 26, 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 26, 2021** public hearing.

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

Chairman Stein stated that the meeting will start with the board members presenting their questions to the applicant. Brian Daley general counsel for Garden Homes and Richard Freedman of Garden Homes answered all questions.

PUBLIC SPEAKERS

- Kathy Kligler - read into the record a memo see sent to the Board and Staff – Opposed
- Susan Bell – Opposed
- Linda Shippee- Opposed

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

Brian Daley general counsel for Garden Homes, Richard Freedman of Garden Homes along with their team responded to questions raised by the public speakers.

Mark Branse, an attorney also representing the applicant answered and replied to the public speakers questions /concerns in detail.

Richard Freeman also gave a brief presentation and answered additional questions from the Board.

Chairman Stein stated that application **221-09** has been closed.

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,** Applicant is proposing to operate a medical marijuana dispensary at 12 Research Drive. Property is located within the M-G Zone.

NOTE: Application **221-08** is a continuation from the **April 26, 2021** public hearing.

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

Ms. Gwozdziosk read the Planning Board recommendation letter dated March 11, 2021 into the record.

Meaghan Miles and William Hennessey of Carmody Torrance Sandak & Hennessey, representing the applicant introduced their team and gave a detailed presentation and answered questions from the Board.

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

Chairman Stein stated that application **221-08** has been closed.

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)** - Applicant is requesting the approval for Critical Reconstruction of 237 Henry Street pursuant to Section 7.3.C.5 and to construct seven attached rental 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: Application **221-10** is a continuation from the **April 26, 2021** public hearing.

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

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

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

Peter Laskowski, the owner of the applicant also answered questions from the Board.

PUBLIC SPEAKERS

- Sue Halpern – made note that the reference to rentals vs. home-ownership was only a clarification not a recommendation by the Planning Board and it will be desirable to have the units as home ownership.

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

Mr. Laskowski made his final comments to the Board.

Chairman Stein stated that application **221-10** has been closed.

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,** 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 to construct an addition to create a total of 8 units along with on-site parking and ground floor retail.

NOTE: Application **220-22** is a continuation from the **April 26, 2021** public hearing.

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

Ms. McManus read the Planning Board recommendation letter dated July 1, 2020 into the record.

Attorney, John Leydon representing the applicant introduced his team and along with his team gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Maria Pollifrone – 5 Cummings Avenue -Expressed concerns regarding parking.
- Frank Harris —Opposed
- Attorney, Daniel McCabe – representing the adjacent property owner - Len Bucaj of 294 Shippan Ave – made a statement in opposition.
- Len Bucaj -294 Shippan Ave – made additional comments pertaining to parking – Opposed

John Leydon replied to the public speakers concerns.

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 **220-22** has been closed.

REGULAR MEETING / 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).

Following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of application **221-09** with conditions as discussed and amended tonight, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

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.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **221-08** with conditions as discussed and amended tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

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).

Following a brief discussion, a motion was made by Mr. Morris for approval of application **221-10** with conditions as discussed and amended tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

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.

The discussion and vote of application 220-22 has been continued to the May 10, 2021 regular meeting.

ADJOURNMENT

Ms. McManus made a motion for adjournment of the meeting at 10:45 pm, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 5032021 –Special Meeting

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