

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

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Joanna Gwozdzowski, Rosanne McManus, 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.

Note: Ms. McManus stated for the record that she has watched the June 21, 2021 meeting video in its entirety and is therefore able to participate.

PUBLIC HEARING CONTINUED FROM JUNE 21, 2021

1. **Application 221-14 – Richard W. Redniss (22-1st Corp), Stamford, CT., – Text Change, -**
NOTE: Proposing to Amend Appendix B Table IV to change column heading ‘Floor Area’ to ‘Non-Residential Floor Area’, amend minimum yard dimensions as they relate to the C-G district and amend Footnote 2 regarding front setback to allow continuity in street wall.
2. **Application 221-15 – RMS Companies (Applicant) and Greyrock Development LLC (owner), (contract purchaser of 0 Greyrock Place (004-1972), 172 Greyrock Place and 154 Broad Street. Stamford CT – Map Change** – Applicant is proposing a rezoning from the present MX-D zoning district to C-G zoning district.
3. **Applications 221-16 – RMS Companies (Applicant) and Greyrock Development LLC (owner), (contract purchaser of 0 Greyrock Place (004-1972), 172 Greyrock Place and 154 Broad Street. Stamford CT -Special Permit and Site and Architectural Plans and/or Requested Uses** – Applicant is proposing to redevelop this site to create an 8-story residential building with 228 apartments, 8,000±sf of office space and tenant and public amenities.

Chairman Stein read applications **221-14, 221-15 & 221-16** into the record.

NOTE: These applications were a continuation from the **June 21, 2021** public hearing.

Richard Redniss with Redniss & Mead representing the applicant introduced his team, continued his presentation which also included responses to information that the Board requested from the June 21, 2021 meeting and answered additional questions from the Board.

PUBLIC SPEAKERS

- Janet Roemer – 25 Forest Street – Opposed
- David Kooris – President, Downtown Special Services District – In Favor
- Elizabeth Lane – Member- Board of Directors, Hibernian Association –In Favor
- Iveth Bowie – Stamford resident – Opposed
- Kara Newman - 25 Forest Street – Opposed
- Cynthia Bowser -32 Rose Park Avenue – Opposed

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

Mr. Redniss addressed the public speakers’ concerns and gave his closing comments.

Chairman Stein stated that the public hearing for applications **221-14, 221-15 & 221-16** has been closed.

4. **Application 220-39 – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Map Change**, -Applicant is requesting the rezoning of 41-45 Stillwater Ave from the R-MF Zoning District to the Village Commercial Zoning District.
5. **Application 220-40 – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review** -Applicant is proposing to demolish two structures and construct a 39 unit residential building with approximately 1980 sq.ft. commercial space on the ground floor and 41 on-site parking spaces.

At the request of the applicant, applications 220-39 & 220-40 have been continued to the July 26, 2021 Zoning Board public hearing to be held via Zoom video conference.

6. **Application 220-45 – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – Map Change**, Applicant is seeking a Zoning Map Change from C-I Zoning District to MX-D Zoning District.
7. **Application 220-46 – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – General Development**

Plan and a Special Permit Applications, - Applicant is proposing to demolish all existing structures and construct a residential building with 85 apartments, ground floor retail/flex amenity space and 85 on-site parking spaces.

8. **Application 221-19 – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – Site & Architectural Plans and/or Requested Uses Application** –Applicant is proposing to construct a 85-unit residential development with ground floor retail and associated site improvements.

NOTE: The Certificate of Mailing for applications **220-45, 220-46 & 221-19** was submitted to staff on June 11, 2021.

NOTE: The Affidavit for Posting of the Public Hearing signage for applications **220-45, 220-46 & 221-19** was submitted to staff on June 4, 2021.

Chairman Stein read applications **220-45, 220-46 & 221-19** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter dated **December 22, 2020** for application **220-45** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter dated **December 22, 2020** for application **220-46** into the record.

NOTE: Application **221-19** was not required to be presented to the Planning Board.

Raymond Mazzeo with Redniss & Mead representing the applicant introduced his team, gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- James Grunberger -79 High Ridge Road - co founder and chairman Eastside Partnership – In Favor
- Rebant Srivastava - 850 East Main Street – Opposed
- Joe Romaniello -20 Lafayette Street – Opposed
- Matt McGoldrick – Glendale Road – Opposed

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

Mr. Mazzeo addressed the public speakers concerns, answered additional questions from the Board and gave his closing comments.

NOTE: The Board stated that they want to see a shared parking agreement in effect prior to a Certificate of Occupancy, applicant was in agreement.

Chairman Stein stated the public hearing for applications **220-45, 220-46 & 221-19** has been closed however the record will be left open to receive the *revised open space exhibit*.

PUBLIC HEARING

9. **Application 221-17 –Lodato Properties LLC & Hope Street Storage LLC, 523 & 535 Hope Street, Stamford, CT – Site and Architectural Plans and/or Requested uses and a Special Permit** – Applicant is proposing to develop a new three-story self-storage facility. Property is located within the M-G zoning district.

NOTE: The “Certificate of Mailing” for application **221-17** was submitted to staff on July 1, 2021.

NOTE: The affidavit for “Posting of the Public Hearing” signage for application **221-17** was submitted to staff on June 23, 2021.

Chairman Stein read application **221-17** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter dated **May 14, 2021** into the record.

Nicholas Vitti with Murtha Cullina LLP representing the applicants introduced his team, gave a detailed presentation and answered questions from the Board.

The Board felt that the landscaping proposal was a little lacking in trees and greenery, they requested a revised planting plan containing more trees along Hope Street and the entrance (view from Toms Road) and also along the retaining wall.

The Board also felt that the suggested location of the signage could cause a sightline issue, and requested to see a different location depicted in the revised landscaping plan.

The Board was also not in favor of the color yellow chosen for the Building.

PUBLIC SPEAKERS

- Scott Hollas – 41 Fairmont AVENUE –Opposed
- Melanie Hollas – 41 Fairmont Avenue – Opposed
- Christie Fountain – 35 Oakdale Road – Opposed

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

Mr. Vitti addressed the public speakers concerns and gave his closing comments.

Chairman Stein stated that the public hearing for application **221-17** has been closed however the record will be left open to receive the following: ***Revised landscaping plan containing more trees along Hope Street and the entrance (view from Toms Road), planting along the retaining wall, a new location for the signage and a rendering showing the full length of the building on Hope Street “head on” including what the trees will look like when planted.***

REGULAR MEETING

1. Approval of Minutes: **June 21, 2021:** After a brief discussion a motion was made by Mr. Morris for approval of the minutes as discussed and amended tonight, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Quick).

NOTE: Ms. McManus was not in attendance and therefore unable to participate in the discussion and vote.

PENDING APPLICATIONS

1. **CSPR 1087- Bertille Duflos, 190 Davenport Drive,** Applicant is requesting to rectify outstanding violations consisting of the installation of a drainage catch basin, restoration of a prior existing rear deck and front walk along with associated site work. Property is located in the CAM boundary.

Chairman Stein read application **CSPR 1087** into the record.

Ms. Mathur presented the application to the Board, she stated that she has spoken to Rick Talamelli- Director of EPB and Len D’Andrea with D’Andrea Surveying & Engineering and both are satisfied with the conditions.

Following a brief discussion, a motion was made by Mr. Morris for approval of **CSPR 1087** with conditions prepared by EPB Staff dated May 13, 2021 and Engineering Staff dated February 20, 2020 and July 13, 2020, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

2. **CSPR 1108 – Nicoletta Righini, 48 Euclid Avenue, Stamford, CT.,** - Applicant is seeking to covert a signal family to a two family dwelling along with interior alternations. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1108** into the record.

Ms. Mathur presented the application to the Board and answered questions.

The Board felt that an additional parking space was needed in order to meet the requirements to convert a single family dwelling to a two family dwelling. They asked for staff to research and report back at the next meeting.

Application CSPR 1108 has been tabled to the July 26, 2021 meeting.

3. **CSPR 1106 - Marikap Properties LLC, 179 Ludlow Street, Stamford, CT.,** - Proposing a 1-story warehouse addition along with site improvements. (Application was approved by the ZBA #041-20). Property is located within the CAM boundary.

Chairman Stein read application CSPR **1106** into the record.

Ms. Mathur presented the application to the Board and following a brief discussion, a motion was made by Mr. Quick for approval of **CSPR 1106** with conditions prepared by EPB Staff dated July 6, 2021, Engineering Staff dated April 7, 2021 and additional conditions by the Zoning Board (see below), seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

Additional conditions by the Zoning Board:

1. ***Prior to the issuance of a Building Permit, the Applicant shall submit the final elevation drawings to Land Use Bureau staff for review. Alternative façade materials such as brick are recommended to be contextual to the existing neighborhood.***
2. ***Prior to the issuance of a Building Permit, the Applicant shall submit the final landscaping plan which allows for screening of the mechanical equipment on the site.***
3. ***Prior to the issuance of a Building Permit, the Applicant shall address to the satisfaction of department staff the comments from Willetta Capelle, Coordinator of Site Plan Reviews and Inspections dated April 7, 2021.***

4. **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.**

NOTE: Mr. Morris stated for the record that he will be recusing himself from the discussion and vote.

The Board members began a lengthy discussion as most felt uncomfortable approving this application. While the Board members are aware that they cannot attach conditions on a Map Change, they know that the applicant will have to come back to the Board with a site plan

application. So with that, the Board discussed the following requests to the applicant that staff will prepare in a memo for the Board to discuss. The suggested conditions are as follows:

The site plan design needs to be a minimum 10 foot set-back with landscaping along the back line of the property, a landscaping buffer along portions of Rose Park Ave and Ann Street and the building must be stepped-back to three stories on all sides.

With that, a motion was made by Ms. McManus with the feedback as discussed tonight, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Stein, McManus, Gwozdzowski and Quick).

5. Application 221-14 – Richard W. Redniss (22-1st Corp), Stamford, CT., – Text Change.
6. Application 221-15 – RMS Companies (Applicant) and Greyrock Development LLC (owner), (contract purchaser of 0 Greyrock Place (004-1972), 172 Greyrock Place and 154 Broad Street. Stamford CT – Map Change.
7. Applications 221-16 – RMS Companies (Applicant) and Greyrock Development LLC (owner), (contract purchaser of 0 Greyrock Place (004-1972), 172 Greyrock Place and 154 Broad Street. Stamford CT -Special Permit and Site and Architectural Plans and/or Requested Uses.

The discussion and vote for applications 221-14, 221-15 & 221-16 has been tabled to the July 26, 2021 meeting.

8. Application 220-39 – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Map Change.
9. Application 220-40 – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review.

Applications 220-39 & 220-40 have been continued to the July 26, 2021 Zoning Board public hearing to be held via Zoom video conference.

10. Application 220-45 – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – Map Change.
11. Application 220-46 – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – General Development Plan and a Special Permit Applications.

12. Application 221-19 – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – Site & Architectural Plans and/or Requested Uses Application.

The discussion and vote for applications 220-45, 220-46 & 221-19 has been tabled to the July 26, 2021 meeting.

13. Application 221-17 – Lodato Properties LLC & Hope Street Storage LLC, 523 & 535 Hope Street, Stamford, CT – Site and Architectural Plans and/or Requested uses and a Special Permit.

The discussion and vote for application 221-17 has been tabled to the July 26, 2021 meeting.

ADJOURNMENT

Chairman Stein called for adjournment of the meeting at 11.30, and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 7122021

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