

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, JULY 26, 2021, AT 6:30 PM EDT
THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Roger Quick, Rosanne McManus & Richard Rosenfeld (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 Mr. Rosenfeld will be seated in Ms. Gwozdzowski's absence.

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.

REGULAR MEETING

1. Approval of Minutes: **July 12, 2021:** After a brief discussion, a motion was made by Mr. Morris for approval of the minutes as discussed and amended tonight, seconded by Mr. Quick and carried on a vote of 3 to 0 (Stein, Morris & Quick).

NOTE: Mr. Rosenfeld was not seated at the **July 12, 2021** meeting and therefore ineligible to vote.

PENDING APPLICATIONS

1. **CSPR 1108 – Nicoletta Righini, 48 Euclid Avenue, Stamford, CT.** - Applicant is seeking to convert a single 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.

Chairman Stein stated that this application was a continuance due to parking regulations concerns.

Ms. Mathur presented the application to the Board and stated that the applicant is in compliance with respect to the parking regulations.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **CSPR 1108** with conditions prepared by EPB Staff dated July 6, 2021, seconded by Mr. Rosenfeld and carried on a vote of 4 to 0 (Stein, Morris, Quick & Rosenfeld).

2. **CSPR 1115 –Luke and Lindsay Warford, 375 Ocean Drive West, Stamford, CT -**
Proposing to construct a new single family resident with associated driveway, pool, utilities, drainage improvements, landscaping and incidental site work. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1115** 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 application **CSPR 1115** with conditions prepared by EPB Staff dated July 20, 2021 and Engineering Staff dated July 16, 2021, seconded by Mr. Rosenfeld and carried on a vote of 4 to 0 (Stein, Morris, Quick & Rosenfeld).

3. **Application 221-14 – Richard W. Redniss (22-1st Corp), Stamford, CT., – Text Change.**

Chairman Stein read application **221-14** into the record.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **221-14** as discussed and amended tonight, seconded by Mr. Quick and carried on a vote of 4 to 0 (Stein, Morris, Quick & Rosenfeld).

NOTE: Chairman Stein stated for the record that Ms. McManus has joined the meeting.

4. **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.**

Chairman Stein read application **221-15** into the record.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **221-15**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Quick, McManus & Rosenfeld).

5. **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.**

Chairman Stein read application **221-16** into the record.

Following a brief discussion, a motion was made by Ms. McManus for approval of application **221-16** with conditions as discussed and amended tonight, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, Quick, McManus & Rosenfeld).

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.

Chairman Stein read application **220-45** into the record.

NOTE: While the Public Hearing was closed at the **July 12, 2021** meeting, the record was left open to receive revisions of the following documents:

- Updated Landscape plan to increase the size of the open space shown on site.
- Updated Open Space plan to not include some of the planting strips on the perforate but to include the sizeable open spaces on the property
- Updated Landscape plan to include the height of the trees at planting and at maturity

With that Chairman Stein stated that applications **220-45, 220-46 & 221-19** have now been officially closed

Following a brief discussion, a motion was made by Mr. Morris for approval of application **220-45**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Quick, McManus & Rosenfeld).

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.

Chairman Stein read application **220-46** into the record.

Following a lengthy discussion, a motion was made by Ms. McManus for approval of application **220-46** with conditions as discussed and amended tonight, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, Quick, McManus & Rosenfeld).

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.

Chairman Stein read application **221-19** into the record.

Following a lengthy discussion, a motion was made by Mr. Quick for approval of application **221-19** with conditions as discussed and amended tonight, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, Quick, McManus & Rosenfeld).

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.

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

Mr. Blessing made a brief statement – he stated that staff has received many emails opposing this proposed project –while these emails were received after the hearing was closed, “we hear you”.

However it should be noted that a self-storage facility may be constructed in this space as of right and that the Board is only able to vote of the landscaping, design, the size of the building and other design items as set forth in the criteria for site plan approval.

NOTE: While the Public Hearing was closed at the **July 12, 2021** meeting, the record was left open to receive:

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.

A rendering showing the full length of the building on Hope Street “head on” including what the trees will look like when planted. ***All documents were received by staff on July 21, 2021.***

Following a lengthy discussion the Board decided to continue to keep the record open for additional information. ***The Board has requested that the applicant revise their plans to comply with the Board’s discussion tonight which is for more and bigger trees in the front, more glass and either a set-back on the top floor or something to decrease the bulk of the building.***

The discussion and vote for application 221-17 has been tabled to the September 13, 2021 meeting.

NOTE: Ms. McManus left the meeting due to a prior commitment.

PUBLIC HEARING CONTINUED FROM JULY 12, 2021

1. 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.

2. **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 September 13, 2021 Zoning Board public hearing to be held via Zoom video conference.

A motion was made by Mr. Morris to take agenda out of order to “Updates & Discussions”, items 1, application 211-24 and item 2, application 218-26, seconded by Mr. Rosenfeld and carried on a vote of 4 to 0 (Stein, Morris, Quick & Rosenfeld).

UPDATES & DISCUSSION

1. **Application 211-24 – Procurement, LLC, 826 High Ridge Road, Approval of Site & Architectural Plans and Requested Uses,** to permit the construction of one two-story 14,136 s.f. building having a child day care center on the ground floor and 10 residential units on the second floor with associated playground and a two and a half story building of 6,000 s.f. containing 12 residential units all with associated driveway and parking areas on a 1.448 acre site in an RM-1 zone (*Discussion of non-compliance with the designation of Below Market-Rate Units*).

Ms. Ellen Bromley - Director of Social Services, gave a brief introduction on how the BMR program works. She stated that she was only going to speak to application 211-24 at this time. She explained the history of 826 High Ridge Road and the continued violations which include failing to rent out the apartments designated as part of the program, failure to annually re-certify tenants and/or failure to annually adjust their rent.

She stated that staff has requested documentation from the owner so they can review, finalize and then request a response from the owner.

2. **Application 218-27- 36 Atlantic Street, LLC, 36 Atlantic Street, Special Exception and Site and Architectural Plans and/or Requested Uses,** Applicant is proposing to convert the second floor, complete the third floor and construct a fourth floor to create a total of 17 dwelling units (*Discussion of noncompliance with the reporting requirement for the Below Market-Rate Units*).

A motion was made by Mr. Morris to return to agenda order, seconded by Mr. Quick and carried on a vote of 4 to 0 (Stein, Morris, Quick & Rosenfeld).

PUBLIC HEARING

3. **Application 221-21– Gladys Contreras, 70 Alvord Lane – Unit A, Stamford, CT, - Special Permit** - Applicant is requesting a Special Permit to operate a Group Day Care Home for up to 12 children at 70 Alvord Lane – Unit A. Property is located within the R-5 zoning district.

NOTE: The certificate of mailing for application **221-21** was submitted to staff on July 15, 2021.

NOTE: The requirement for the Affidavit and the Posting of Signage for application **221-21** was waived by staff.

Chairman Stein read application **221-21** into the record.

Chairman Stein read the Planning Board recommendation letter dated June 24, 2021 for application **221-21** into the record.

Anika Singh Lemar representing the applicant gave a brief presentation and answered questions from the Board.

Ms. Lemar stated that there will be a shared parking agreement between the two units that they will provide

Ms. Lemar requesting a change in the staff report pertaining the limited age range. She stated that applicant will not have any child under the age of 18 months with will then meet the parking regulations – the Board was in agreement with this request and will make this request part of the conditions for approval.

Gladys Contreras, the applicant, also gave a brief presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Antonia Better –Wirz -76 Ken Court - in Support
- Nichelle Waddell-134 Webbs Hill Road – In Support

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

Ms. Lemar made her closing comments.

Chairman Stein stated that public hearing for application **221-21** has been closed.

4. **Application 221-22– Falasha Campbell -110 Prospect Street, Stamford, CT, - Special Permit,** - Applicant is requesting a Special Permit to operate a Group Day Care Home for 12 children at 110 Prospect Street. The property is in the R-MF Zoning District.

NOTE: The certificate of mailing for application **221-22** was submitted to staff on July 20, 2021.

NOTE: The requirement for the Affidavit and the Posting of Signage for application **221-22** was waived by staff.

Chairman Stein read application **221-22** into the record.

Chairman Stein read the Planning Board recommendation letter dated June 24, 2021 for application **221-22** into the record.

Falasha Campbell, the applicant, gave a brief presentation and answered questions from the Board. She stated that she has an agreement with the landlord providing her with 4 parking spaces – she will provide document to staff.

NOTE: Said document were provide to staff on July 27, 2021.

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

Chairman Stein stated that public hearing for application **221-22** has been closed.

5. **Application 221-20- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** - Proposing as part of the Omnibus Text Change to Amend Section 9.G. (C-D Designed Commercial Districts) and add a new Section 19.H General Development Plans. The changes to Section 9.G would streamline the C-D District Regulations. Currently. General Development Plans have varying definitions in different zoning districts. New Section 19.H. would create a uniform regulation for General Development Plans. As a consequence, several district regulations would need to be updated to refer to the newly created standards for General Development Plans.

NOTE: Application materials for application **221-20** were emailed to all members of the Public Registry list on **July 14, 2021**, a legal notice of public hearing was published in the Stamford Advocate on July 14, 2021 and **July 21, 2021** and a legal notice of public hearing and all application materials were posted on the Zoning Board web page on **July 14, 2021**.

Chairman Stein read application **221-20** into the record.

Mr. Rosenfeld read the Planning Board recommendation letter dated May 27, 2021 for application **221-20** into the record.

Chairman Stein stated that application **221-20** has been opened and continued to the **September 13, 2021** Zoning Board meeting at 6:30pm to be held via Zoom Video Conference.

FOOTNOTE: The **September 13, 2021** meeting was cancelled and re-scheduled to a Special meeting on **September 9, 2021**.

REGULAR MEETING

PENDING APPLICATIONS

1. Application **220-39** – Artel Properties LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Map Change.
2. 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 September 13, 2021 Zoning Board public hearing to be held via Zoom video conference.

FOOTNOTE: The **September 13, 2021** meeting was cancelled and re-scheduled to a Special meeting on **September 9, 2021**.

3. Application **221-21**– Gladys Contreras, 70 Alvord Lane – Unit A, Stamford, CT, - Special Permit.

Following a brief discussion, a motion was made by Mr. Quick for approval of application **221-21** with conditions as discussed and amended tonight, seconded by Mr. Rosenfeld and carried on a vote of 4 to 0 (Stein, Morris, Quick & Rosenfeld).

4. Application **221-22**– Falasha Campbell -110 Prospect Street, Stamford, CT,- Special Permit.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **221-22** with conditions as discussed and amended tonight, seconded by Mr. Quick and carried on a vote of 4 to 0 (Stein, Morris, Quick & Rosenfeld).

5. Application **221-20**- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.

Application 221-20 has been continued to the September 13, 2021 Zoning Board public hearing to be held via Zoom video conference.

FOOTNOTE: The **September 13, 2021** meeting was cancelled and re-scheduled to a Special meeting on **September 9, 2021**.

ADMINISTRATIVE REVIEW

1. **Application 220-24– Spruce CT Investors LLC (Contract Purchaser), 72 Spruce Street, Stamford, CT., - Site and Architectural Plans and /or Requested Uses and a Special Permit** - Applicant is proposing to add new units as well renovate all existing units, update fitness center, community room, roof top terrace and site landscaping. The total units will increase from 89 units to 121 units. The parking lot will also be restriped increasing the parking spaces from 89 to 95 spaces. The site is within the RM-F zoning district (***Requesting extension of time and also requesting an amendment to add 11 units for a total of 132 units***).

Chairman Stein read the request into the record.

Ms. Mathur gave a brief presentation of the request and answered questions from the Board.

Mr. Richard Redniss with Redniss and Mead representing the applicant also answered questions from the Board.

Following a brief discussion, a motion was made by Mr. Morris for approval of a one year extension of time for application **220-24**, seconded by Mr. Rosenfeld and carried on a vote of 4 to 0 (Stein, Morris, Quick & Rosenfeld).

NOTE: Extension of Time has been granted to August 11, 2022.

Following a brief discussion, a motion was made by Mr. Morris for approval to modify /amend application 220-24, seconded by Mr. Rosenfeld and carried on a vote of 4 to 0 (Stein, Morris, Quick & Rosenfeld).

NOTE: The modifications for this application will be assigned **220-24 MOD**.

UPDATES & DISCUSSION

3. Future of Board Meetings

Mr. Blessing and Ms. Mathur gave the Board a brief update on pending and future applications that will be coming before the Board.

4. New State of Connecticut laws pertaining to Zoning

Mr. Blessing gave the Board a brief update.

ADJOURNMENT

Chairman Stein called for adjournment of the meeting at 10:55pm, and carried on a vote of 4 to 0 (Stein, Morris, Quick & Rosenfeld).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 7262021

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