

**MINUTES OF THE ZONING BOARD SPECIAL  
MEETING AND PUBLIC HEARING ON  
THURSDAY, SEPTEMBER 9, 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, Richard Rosenfeld (Alternate) & 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 the Mr. Rosenfeld and Ms. Summons have been seated in Ms. Gwozdziowski's and Ms. McManus'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.

A motion was made by Mr. Morris to take agenda out of order to "Public Hearing Continued from July 26, 2021" items 2 and 3 – applications **220-39** and **220-40**, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, Quick, Summons & Rosenfeld).

**PUBLIC HEARING CONTINUED FROM JULY 26, 2021**

2. **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.
3. **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.

Chairman Stein read applications **220-39** and **220-40** into the record.

Mr. Blessing stated that even through the application was filed prior to our parking requirement changes, the applicant has made some changes that have addressed issues parking concerns.

Attorney Mario Musilli representing the applicant introduced his team, continued his presentation outlining the parking changes made, and answered additional questions from the Board.

### **PUBLIC SPEAKERS**

- Sheila Barney – 74 Ludlow Street - is giving her support to the Westside Community on their opposition
- Cynthia Bowser – 30 Rose Park Ave – Opposed
- John Bowser – 25 Rose Park Ave –Opposed
- Bonnie Kim Campbell – 40 Stillwater Ave – Opposed
- Sue Halpern – VP NRZ -Opposed
- Yazmin Iglesias - 27 Dann Drive – Opposed
- Debbie Joiner - 235 West Main Street – Opposed

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

Mr. Musilli replied to some of the public speakers comments, answered additional questions from the Board and gave his closing comments.

Chairman Stein stated that the public hearing for applications **220-39** and **220-40** have been closed.

A motion was made by Ms. Summons to return to agenda order, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, Quick, Summons & Rosenfeld).

1. **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**.

A revision (**dated September 9, 2021**) of the proposed text was emailed to the Public Registry list on **September 9, 2021** and also posted on the Zoning Board web page.

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

Mr. Ralph Blessing, Land Use Bureau Chief, gave a detailed presentation and answered questions from the Board.

### **PUBLIC SPEAKERS**

- Barry Michelson – 111 Idlewood Drive – Opposed
- Thomas Madden – Director, Economic Development – City of Stamford- In Favor
- Yazmin Iglesias - 27 Dann Drive – In Favor
- Cynthia Bowser – 30 Rose Park Ave – made statement
- Gladys Contreras, 70 Alvord Lane - In Favor
- Sheila Barney – 74 Ludlow Street – In Favor
- Janet Bilicznianski- 125 Idlewood Rive –Opposed

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

Mr. Blessing replied to the public speakers comments and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **221-20** will be continued to the **September 27, 2021** Zoning Board public hearing to be held via Zoom video conference.

### **REGULAR MEETING**

1. Approval of Minutes: **July 26, 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. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, Quick, Summons & Rosenfeld).

### **PENDING APPLICATIONS**

1. **CSPR 1113 – Calum and Sirinee Dewar, 150 Davenport Drive, Stamford, CT** – Applicant is proposing to construct a second story deck over an existing stone patio, relocate an existing fire pit, and remove walkways from front yard. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1113** into the record.

Bret Holzwarth with Redniss & Mead representing the applicant gave a brief detailed presentation and answered questions from the Board.

Following a brief discussion, a motion was made by Mr. Quick for approval of application **CSPR 1113** with conditions prepared by EPB Staff dated August 27, 2021, and conditions prepared by Engineering Staff dated June 18, 2021, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, Quick, Summons & Rosenfeld).

2. 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.

**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:

***The Board requested that the applicant revise their plans to comply with the Board's discussion at the July 12, 2021 meeting, 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.***

Ms. Mathur presented the requested revisions to the Board and following a brief discussion a motion was made by Mr. Morris for approval of application **221-17** with the conditions dated July 26, 2021 as discussed and amended tonight, seconded by Ms. Summons and carried on a vote of 4 to 1:

Stein – In Favor

Morris – In Favor

Quick – In Favor

Summons – In Favor

Rosenfeld – Opposed

Mr. Morris and Mr. Quick also thanked the applicant for making the changes requested by the Board.

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

**Application 221-20 has been continued to the September 27, 2021 Zoning Board public hearing to be held via Zoom video conference.**

4. Application 220-39 – Artel Properties LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Map Change.

Following a brief discussion a motion was made by Mr. Morris for approval of application **220-39**, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, Quick, Summons & Rosenfeld).

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.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **220-40** with the conditions as discussed and amended tonight, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, Quick, Summons & Rosenfeld).

### **ADJOURNMENT**

Chairman Stein announced the meeting adjourned at 10:45pm, carried on a vote of 5 to 0 (Stein, Morris, Quick, Summons & Rosenfeld).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

Zagenda 9092021 –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](http://www.stamfordct.gov).