

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, NOVEMBER 8, 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) & Sarah Summons (Alternate).

Present for staff: Ralph Blessing, Land Use Bureau Chief & Vineeta Mathur, Acting Principal 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.

PUBLIC HEARING

PUBLIC HEARING CONTINUED FROM OCTOBER 18, 2021

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.

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

Chairman Stein stated that the Zoning Board will not be debating on and not voting on this text amendment tonight as it is a work in process and is still undergoing changes.

Mr. Blessing, Land Use Bureau Chief, stated that there will not be a vote today, this item will be continued to December 6, 2021 Zoning Board Meeting to give the public the opportunity to review the latest updated version that was posted to our web page last week.

With that Mr. Blessing discussed the comments circulating amongst the public, presented the latest updated version and also answered questions from the Board.

Mr. Blessing also stated that he has reached out to the community at numerous times and will continue to do so.

PUBLIC SPEAKERS

- Dice Oh– 75 Tresser Blvd – In Favor
- Paula Waldman – 110 Old North Stamford Road – Opposed
- Chris Dawson – Bangall Road – In Favor
- Robert Grande – 31 Hilltop Ave – Opposed
- Dennis Hampton – 77 Barnes Road – was previously opposed but is now rethinking his opinion
- Steve Garst – 1477 Hope Street – Opposed
- Barry Michelson – Idlewood Drive – Opposed
- Jack Clark Francis – 129 Old North Stamford Rd – Opposed
- Natalee Frei– Chestnut Hill Road – In Favor
- Jeanette Bilicznianski -125 Idlewood Drive – Opposed
- Kathy Kligler -21 Friar Tuck Lane – Opposed
- Henry Hirshfeld - Opposed
- Thor Frey – Chestnut Hill Road – In Favor
- Frank Decostanzo – 21 Eastover Road – Opposed
- Karen Camporeale – 31 Quarry Road - Opposed
- Susan Bell – 1476 Hope Street – Opposed
- Cynthia Bowser – 21 Rose Park Ave – Opposed
- Maddie Shapiro – 77 Brook Run Lane - Opposed
- Nathan DeCharm – 22 Old North Stamford Rd – Opposed
- Sue Halpern – Elmcroft Road – Made comment with respect to all recent Text changes
- Mike Pappa – 49 Bouton Street – 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 made a statement with respect to comments made about staff not reaching out to the public. He stated that this is not true, but in fact staff has reached out to the community and will continue to do so. Chairman Stein also stated that at each meeting it has been stated that staff is available to meet with the public and he thanked Mr. Blessing and Ms. Mathur for this.

Chairman Stein stated that the public hearing for application **221-20** will be continued to the **December 6, 2021**, Zoning Board public hearing to be held via Zoom video conference.

PUBLIC HEARING

1. **Application #221-27 - Growing Minds Daycare & Learning Center, 1435 Bedford Street, Stamford, CT - Special Permit:** Applicant is proposing to open a Child Day Care Center located at the residential community of 1435 Bedford Street (Suite 1E) occupying a 4,201 sq. ft. space and consisting of six (6) classrooms along with a dedicated outside play area. There will be a total of ten (10) employees and will accommodate approximately fifty (50) children ranging in age from 4-months to 5-years-old. The applicant has acquired thirteen (13) designated garage level parking spaces in the 102 space underground garage. In addition there are a total of 270 surface level parking spaces which are available on a first come, first serve basis.

NOTE: The Certificate of Mailing for application **221-27** was submitted to staff on **October 27, 2021**.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **221-27** was submitted to staff on **October 27, 2021**.

Chairman Stein read application **221-27** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter dated **September 29, 2021** For application **221-27** into the record.

Marie Merisca St. Juste with Growing Minds Daycare, gave a detailed presentation and answered questions from the Board.

Peter Medoit representing the applicant also gave a 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 the public hearing for application **221-27** has been closed.

2. **Application 221-28- TPS Associates LLC, and LGS, LLC, 248 West Avenue, Stamford, CT.- Text Change,** -The Applicant requests a text change to the NX-D (Neighborhood Mixed Use Design District) district to allow for wall signs up to eight (8) feet in height on front building facades of buildings adjacent to highways.

Chairman Stein read application **221-28** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter dated **October 8, 2021** for application **221-28** into the record.

Deborah Brancato with Carmody Torrance Sandak Hennessey representing the applicant gave a brief presentation and answered questions from the Board.

PUBLIC SPEAKERS

Martin Levine – Hoyt Street – Made Comments

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

Chairman Stein stated that the public hearing for application **221-28** has been closed.

REGULAR MEETING

1. Approval of Minutes: **October 18, 2021:** After a brief discussion, a motion was made by Ms. Gwozdzowski for approval of the minutes as presented tonight, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Quick).

NOTE: Ms. McManus was not in attendance for the **October 18, 2021** meeting and therefore unable to participate in the discussion and vote.

PENDING APPLICATIONS

1. **CSPR-1100 – Matthew & Sarah Meyers, 72 Soundview Drive, Stamford, CT.** Proposing the conversion of a screened in porch to a master suite. Property is located within the CAM boundary.

Chairman Stein read application CSPR 1100 into the record.

Ms. Mathur presented the application to the Board and following a brief discussion, a motion was made by Ms. McManus for approval of **CSPR 1100** with conditions as follows, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

CSPR 1100 approval conditions:

- 1) Letter from Pamela Fausty - Environmental Protection Bureau, dated April 19, 2021
- 2) Letter from Pamela Fausty - Environmental Protection Bureau, dated November 1, 2021
- 3) Memo from Susan Kiskan - Engineering Bureau, dated December 29, 2020.
- 4) Email from Willetta Capelle - Engineering Bureau dated September 28, 2021.

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

Application 221-20 has been continued to the December 6, 2021 Zoning Board public hearing at 6:30pm to be held via Zoom video conference.

3. Application 221-27 – Growing Minds Daycare & Learning Center, 1435 Bedford Street, Stamford, CT – Special Permit.

Following a brief discussion, a motion was made by Mr. Quick for approval of application **221-27** 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 221-28- TPS Associates LLC, and LGS, LLC, 248 West Avenue, Stamford, CT., - Text Change.

Following a brief discussion, a motion was made by Mr. Quick for approval of application **221-28**, with conditions as discussed and amended tonight, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

ADJOURNMENT

Ms. Gwozdzowski called for adjournment of the meeting at 9:35pm, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 11082021

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