

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, NOVEMBER 15, 2021, AT 6:30 PM EST  
THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), 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 Mr. Rosenfeld will be seated in 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.

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**PUBLIC HEARING**

1. **Application 221-26 - West Avenue Industrial, LLC (the "Applicant"), 650 West Avenue (aka 419-650 West Avenue), Stamford, CT – Site and Architectural Plans and/or Requested Uses and Special Permit**, –Proposing to demolish 419A West Avenue (approx. 70,000 sq.ft) currently used as office space and construct a new 74,891± square feet building in the same general location to be used as flex-industrial space and associated offices. The sky bridge connecting 419A and 419B will be removed and there will be modest modifications to building 419B. There will be no changes to building 650 West Avenue. Property is located in the M-G Zone.

**NOTE:** The Certificate of Mailing for application **221-26** was submitted to staff on **November 8, 2021**.

**NOTE:** The Affidavit for Posting of the Public Hearing signage for application **221-26** was submitted to staff on **November 4, 2021**.

Chairman Stein read application **221-26** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter dated **October 21, 2021** for application **221-26** into the record.

William Hennessey along with Rachel Breslin of Carmody Torrance Sandak Hennessey representing the applicant introduced his team, gave a detailed presentation and answered questions from the Board.

**NOTE:** Mr. Quick stated that he is a client of Land Tech Civil Engineer and will be recusing himself from this application and vote.

#### **PUBLIC SPEAKERS**

- Thomas Madden –Director of Economic Development –City of Stamford - In Favor
- Sue Halpern – 30 Elmcroft Road – is neither in favor nor opposed – had questions
- David Michel – Rep. State of Connecticut -is neither in favor nor opposed – has concerns about the removal of mature trees.

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

William Hennessey replied to the public speakers comments and answered additional questions from the Board.

#### **The Board requested the following information be presented at the next meeting:**

- Data pertaining to what types of warehouse could utilize this space.
- Revised landscaping plan showing more trees
- Referral comment letter from Engineering Bureau
- Referral comment letter from Environmental Protection Bureau
- Referral comment letter from WPCA

Also the Board commented on the applicant's poor score on the Sustainability score card which it submitted. The Board requested that the applicant work with staff on how to improve their score card and present a revised score card at the next meeting.

Chairman Stein stated that the public hearing for application **221-26** will be continued to the **December 6, 2021** Zoning Board public hearing to be held via Zoom video conference.

#### **REGULAR MEETING/PENDING APPLICATIONS**

1. Application **221-26** - West Avenue Industrial, LLC (the "Applicant"), 650 West Avenue (aka 419-650 West Avenue), Stamford, CT – Site and Architectural Plans and/or Requested Uses and Special Permit.

**Application 221-26 has been continued to the December 6, 2021 Zoning Board public hearing at 6:30pm to be held via Zoom video conference.**

### **ADMINISTRATIVE REVIEW**

1. **Application 219-21** -The Strand/BRC Group LLC and Walter Wheeler Drive SPE LLC, Harbor Point, Special Permit. **(Condition A4 and B3 require the Escrow Funds for Harbor Point P6 be drawn by January 22, 2022. Garden Homes Fund is requesting a 14-month extension of time to disburse the fee-in-lieu funds to no later than March 7, 2023).**

Following a brief discussion, a motion was made by Ms. Gwozdzowski for an extension of time to **March 7, 2023**, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Rosenfeld).

### **ADJOURNMENT**

Ms. Gwozdzowski called for adjournment of the meeting at 8:07pm, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Rosenfeld).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB PH 11152021

**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).