

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, DECEMBER 20, 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, Rosanne McManus, & 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 Ms. Summons will be seated in Mr. Quick'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.

---

**PUBLIC HEARING**

**PUBLIC HEARING CONTINUED FROM DECEMBER 6, 2021**

1. **Application 221-30- City of Stamford – Department of Economic Development, 888 Washington Boulevard, Stamford, CT, - Text Change, -**  
Proposing to add Section 9.U – University and Research Overlay District (UROD). The purpose of the new district is to foster Stamford's position as a center of higher education and research. The text amendment lays down the criteria for future designation of the Zoning District, establish special development standards for university and research related uses and add associated definitions.

Chairman Stein read application **221-30** into the record.

Mr. Blessing continued his presentation outlining the recent changes made based on feedback from the public and the board members and answered questions from the Board.

John Winkle – Executive Director- Stamford Partnership –made a brief presentation and answered questions from the Board.

**PUBLIC SPEAKERS**

- Paula Waldman – 110 Old North Stamford Road – Opposed
- Barry Michelson – 111 Idlewood Drive – Opposed

- Kathy Kligler- 21 Friar Tuck Lane – is neither in favor nor opposed –has concerns
- Cynthia Bowser – 30 Rose Park Ave – Opposed
- Steve Garst – 1477 Hope Street –Opposed
- Sue Halpern – Elmcroft Road – Opposed
- Marty Levine – 143 Hoyt Street – Representing the DSSD – had questions for the Board.
- Elizabeth Hernandez – 134 Old Barn Road North –Opposed
- Sheila Barney – 74 Ludlow Street – Opposed
- Maureen Boylen – 61 Seaview Ave – Opposed
- Jenny ? - 25 Cantwell Ave – Opposed
- Anna Montalbano - 252 Rocky Rapids Road – Opposed
- Shelly Michelson – 111 Idlewood Drive – Opposed
- Susan Bell – 1476 Hope 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 stated that the public hearing for application **221-30** will be continued to the **January 24, 2022** Zoning Board public hearing to be held at 6:30 via Zoom video conference.

### **REGULAR MEETING**

1. Approval of Minutes: **December 6, 2021:** After a brief discussion, a motion was made by Mr. Morris for approval of the minutes as presented tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Summons).

### **PENDING APPLICATIONS**

1. Application **221-30**- City of Stamford – Department of Economic Development, 888 Washington Boulevard, Stamford, CT, - Text Change.

**Application 221-30 has been continued to the January 24, 2022 Zoning Board public hearing at 6:30pm to be held via Zoom video conference.**

## **UPDATES**

### **1. Train Station alternate /overflow parking at 650 Atlantic Street:**

Ms. Mathur updated the Board – She stated that she has reached out to BLT and while the lot is ready for the alternate/overflow parking we are still waiting on BLT to complete all the requirements for the lot to comply with the Final Interim Parking Plan.

### **2. Maple Ridge Apartments, 816 & 820 High Ridge Road – Violations of BMR Program:**

Ms. Mathur stated that a letter was sent to the owner, Mr. Nagi Osta. Mr. Osta has replied to some of the issues; however we are still waiting on more information and we will present to the board in the future.

## **ADJOURNMENT**

Ms. Gwozdzowski called for adjournment of the meeting at 8:17pm, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, McManus & Summons).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB PH 12202021

**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).