

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, JANUARY 24, 2022, 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).

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.

Ms. McManus made a motion to take the agenda out of order to “**Administrative Items**” **Application 220-43**, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

ADMINISTRATIVE REVIEW

1. **Application 220-43 -Stamford Washington Investors LLC, Stamford Washington Land LLC, and Stamford Washington Office LLC, 677 & 707 Washington Boulevard, Stamford, Ct. – Site and Architectural Plans and/or Requested Uses, Special Permit & Coastal Site Plan Review** – Applicant is proposing to redevelop the northern 1.92± acres of the Property, which is currently improved with a surface parking lot. The proposed 34-story mixed-use tower will consist of 406 residential units, ground floor retail, 537 parking spaces, and associated tenant amenity space and other related improvements *(Request for extension of time)*.

Lisa Feinberg with Carmody Torrance Sandak Hennessey gave a brief status updated of the project and the request for an extension of time.

A motion was made by Mr. Morris for an extension of time for **application 220-43 to February 22, 2023**, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

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

Chairman Stein then asked for a motion to take the agenda out of order to hear a different item with respect to **application 221-30**.

A motion was made by Ms. McManus to take the agenda out of order to hear a different item with respect to **application 221-30**, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

PUBLIC HEARING CONTINUED FROM DECEMBER 20, 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 stated that although the agenda states that **application 221-30** will be continued to the **February 28, 2022** meeting the Department of Economic Development would like this item withdrawn.

Mr. Blessing stated that because this item was presented under the prior Mayoral administration the new administration would like to have **application 221-30** withdrawn so that they can reevaluate. He stated that under Charter 6-40-8 it would be best if the Zoning Board made a formal request to the Department of Economic Development for the withdrawal.

With that a motion was made by Ms. Gwozdzowski for the Board to send a formal withdrawal request to the Department of Economic Development for the withdrawal of **application 221-30**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

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

PUBLIC HEARING

1. **Application 221 -29 -South End Pacific LLC (Contract Purchaser), 648, 670, 686 & 690 Pacific Street and 171 Henry Street, Stamford, CT -Coastal Site Plan Review, Site & Architectural Plans and/or Requested Uses and a Special Permit:** Applicant is

proposing a redevelopment that will include (a) preserving and repurposing the historic firehouse with a mix of retail, commercial and/or residential uses; (b) preserving and maintaining the existing 2 family home at 171 Henry Street; (c) preserving and maintaining the existing Tabernacle of Grace Church; and (d) creating a new six story residential building with retail, covered parking and 61 new apartments.

NOTE: The Certificate of Mailing for application **221-29** was submitted to staff on **January 13, 2022.**

NOTE: The Affidavit for Posting of the Public Hearing signage for application **221-29** was submitted to staff on **January 11, 2022.**

Chairman Stein read application **221-29** into the record.

Ms. McManus read the Planning Board's recommendation letter dated **December 20, 2021** into the record.

Raymond Mazzeo with Redniss & Mead representing the applicant introduced his team, gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Sue Halpern – 30 Elmcroft Road – made several comments and has concerns.
- Terry Adams – Board of Representative – In Favor- but has concerns with the height of the proposed Building.
- Sheila Barney – 74 Ludlow Street – In Favor - but has concerns with the height of the proposed Building.
- John Wooden – 50 Stone Street – In Favor – but has concerns and made comments.
- Dawn Snell – 175 Henry Street –Has concerns with the height.

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

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

The Following items have been requested from the applicant for the next meeting:

- A chart showing where the usable open space will be located and the calculations.
- Revised Landscaping plan showing the 9 trees that will be removed and where they will be either replanted or replaced and the plantings along the 5th and 6th floors.
- Different type of material for the Front and North Side of the building.
- Increased the pervious surface around the building.

There was also discussion of a Mural for the south wall of the proposed building. Mr. Mazzeo presented a few options to the Board and stated that they would like to work with the residents on choosing a Mural.

Ms. Gwozdzowski felt that whatever Mural is chosen should be presented to the Board under Administrative Review for their consideration and vote – Mr. Mazzeo was in agreement.

Chairman Stein stated that the public hearing for application **221-29** has been closed, but will be left open to receive the items requested by the board. Said items will be presented at the **February 7, 2022** regular meeting.

REGULAR MEETING

1. Approval of Minutes: **January 10, 2022**: After a brief discussion, a motion was made by Ms. McManus for approval of the minutes as presented tonight, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, McManus & Quick).

NOTE: Ms. Gwozdzowski was not in attendance for the **January 10, 2022** meeting and therefore unable to participate in the discussion and vote of the minutes.

PENDING APPLICATIONS

1. **CSPR 1118 –Thomas Cingari, 115 Ocean Drive West, Stamford, CT** - Applicant is proposing to demolish existing dwelling and construct a new single family dwelling with associated driveway, pool, utilities, drainage improvements, landscaping and incidental work. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1118** into the record.

Ms. Mathur presented the application to the Board and following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of **CSPR 1118** with the conditions prepared by EPB Staff, dated **Jan 18, 2022** and with the additional condition that the plans should be updated to show widened tree protection barriers where possible and signage to minimize traffic around tree roots where the widened barrier is not practical, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

UPDATES

1. **Maple Ridge Apartments, 816 & 820 High Ridge Road and 36 Atlantic Street Apartments, 36 Atlantic Street – 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; and that staff is continuing to work with Mr. Osta and his attorney and should be able to update the Board further at the next meeting.

ADJOURNMENT

Chairman Stein called for adjournment of the meeting at 9:06pm, 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 01242022

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