

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, JANUARY 25, 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, Roger Quick, Richard Rosenfeld (Alternate) & Keith Silver (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 that Mr. Rosenfeld will be seated in Ms. Gwozdzowski'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.

Mr. Rosenfeld moved to take agenda out of order to "**Administrative Review**" item #3, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, Rosenfeld, McManus & Quick).

ADMINISTRATIVE REVIEW

3. **Appl. 217-16 (3rd Mod)** – Condition 12, Gateway Garage "Final Interim Parking Plan".

Chairman Stein read the request into the record and gave the Board an update.

Ms. Mathur went through the letter prepared by staff and TT&P addressed to Ted Ferrarone with Building and Land Technology dated January 23, 2021 and titled "Comments on Final Interim Parking Plan (FIPP).

Chairman Stein stated that James Travers and Garrett Bolella with TT&P have joined the meeting and will be available for questions.

Staff, TT&P, the Board and Mr. Ferrarone with BLT (the applicant) began a discussion of the conditions. Mr. Ferrarone had concerns with the parking rates and the 24/7 live answering service.

After a lengthy discussion Chairman Stein stated that the next step is for the applicant to revise the Final Interim Parking Plan incorporating the Board's comments and submit the revised plan to staff to be discussed at the February 22, 2021 Zoning Board regular meeting.

Ms. McManus moved to return to agenda order, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, Rosenfeld, McManus & Quick).

PUBLIC HEARING CONTINUED FROM JANUARY 11, 2021

1. **Application 220-38 - CITY OF STAMFORD – ZONING BOARD, 888 Washington 777 Boulevard, Stamford, CT,- Text Change,** Proposing as part of the Omnibus Text Change, an overhaul of Section 7.3, currently named “Special Exception for Historic Buildings”. The new Section 7.3 “Historic Preservation” will be accompanied by several new defined terms related to historic preservation.

Chairman Stein read application **220-38** into the record and stated that this is a continuation from the January 11, 2021 public hearing.

Mr. Blessing stated that staff is continuing to receive public comments which they are reviewing and incorporating into the proposed text. He then gave a brief presentation outlining the current bonus regulations and the changes being proposed and also answered additional questions from the Board.

PUBLIC SPEAKERS

- Barry Michelson – has several concerns which he outlined including the parking standards and the increasing density.

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 **220-38** will be continued to the February 8, 2021 Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING

1. **Application 220-47 –Grove St Stamford LLC, 114 Grove Street, Stamford, Ct. – Special Permit** - Applicant is seeking a Special Permit Pursuant to Section 10.H H to convert two commercial units into residential units and to permit one parking space for each unit on lieu of the required 1.25 parking spaces pursuant to Section 12.H.

NOTE: The Certificate of Mailing was submitted to staff on January 22, 2021

NOTE: Under the Governors executive order the applicant chose not to post a meeting announcement sign.

Chairman Stein read application **220-47** into the record.

Ms. McManus read the Planning Board recommendation letter dated December 22, 2020 into the record.

Joseph Capalbo representing the applicant gave a brief 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 **220-47** has been closed.

Ms. McManus made a motion to take the agenda out of order to **“Pending Application” item #3**, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, Rosenfeld, McManus & Quick).

PENDING APPLICATIONS

3. Application **220-47** –Grove St Stamford LLC, 114 Grove Street, Stamford, Ct. – Special Permit.

Following a brief discussion, a motion was made by Ms. McManus for approval of application **220-47** with conditions as discussed and modified tonight, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Rosenfeld and Quick).

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

REGULAR MEETING

1. Approval of Minutes: **January 11, 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 4 to 0 (Stein, Morris, Rosenfeld & Quick).

NOTE: Ms. McManus was not in attendance for the **January 11, 2021** meeting and therefore unable to participate in the discussion and vote.

PENDING APPLICATIONS

1. **CSPR-1096 – Modesty & Derrick Johnson, 4 Cambridge Road, Stamford, CT. –**
Proposing to install a 6ft 3inch above grade fence along the property line. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1096** into the record.

Ms. Mathur presented the application to the Board and following a brief discussion, a motion was made by Mr. Morris for approval of application **CSPR 1096** with conditions prepared by EPB Staff dated January 8, 2021 and conditions prepared by Engineering Staff dated September 30, 2020, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Rosenfeld, McManus & Quick).

2. Application **220-38** - CITY OF STAMFORD – ZONING BOARD, 888 Washington 777 Boulevard, Stamford, CT,- Text Change.

Application 220-38 has been continued to the February 8, 2021 Zoning Board public hearing to be held via Zoom video conference.

ADMINISTRATIVE REVIEW

1. Application 219-06 FEE FD Stamford LLC, 507/523 Canal Street & 46 John Street, - General Development Plan, Coastal Site Plan Review, Special Permit and Site and Architectural Plans *(Review of draft Operations Management Plan for the Community Space and to also to update the previous approved certificate to reflect the modifications approved by the Board at a prior meeting).*

Chairman Stein read the request into the record.

Operations Management Plan: Following a brief discussion of the draft Operations Management Plan dated January 15, 2021, a motion was made by Ms. McManus for approval with conditions as discussed and amended tonight, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, Rosenfeld, McManus & Quick).

Modified Certificate of Approval: Following a brief discussion of the Certificate of Approval, a motion was made by Ms. McManus for approval with modifications as discussed and amended tonight January 25, 2021, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, Rosenfeld, McManus & Quick).

2. **Rising Starts Learning Academy** – Applicant Davette Stephens is requesting administrative approval of the Child Day Care Center use at 71 Stillwater Avenue. The property is in the Village Commercial (V-C) district.

Chairman Stein read the request into the record.

The Board, staff and Davette Stephens (the applicant) had a brief discussion.

The Board requested that the applicant provide details of the fencing being used for the playground area and also that the applicant provide a letter from the owner of the property that will be used for said playground area – applicant will provide.

The Board requested that staff prepare conditions of approval to include the shared parking, playground area /fencing and the max amount of children per care giver.

Chairman Stein stated that the Board will take up this request at the February 8, 2021 Zoning Board regular meeting.

4. **Appl. 219-02** – Review of modification of plans and elevations for Building Permit.

Chairman Stein read the request into the record.

Ms. Mathur presented the changes dated January 25, 2021 to the Board and also answered questions.

Following a brief discussion a motion was made by Mr. Morris for approval of the changes dated January 25, 2021 in a letter from BLT to Staff and that they (BLT) must screen all visible portions of the parking garage, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Rosenfeld, McManus & Quick).

NOTE: At the January 11, 2021 meeting, Mr. Quick asked BLT for an update on the Magee Avenue Boat Storage Yard.

At the January 25, 2021 meeting, Mr. Ferrarone replied that they have the prep final plans to pull the building permits to build out the storage yard this spring to be ready for the fall storage season this coming fall.

NOTE: At the end of the meeting Mr. Morris requested for the next meeting for an update on the West Beach Boat Ramp.

ADJOURNMENT

Chairman Stein made a motion of adjourn the meeting at 8:52 pm, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Rosenfeld, McManus & Quick).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 1252021

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