

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, MARCH 28, 2022, AT 6:30 PM
EDT THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Joanna Gwozdzowski & Richard Rosenfeld (Alternate).

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

Chairman Stein called the meeting to order at 6:37pm.

Chairman Stein stated that Mr. Rosenfeld has been seated in Ms. McManus's absence.

Chairman Stein stated that Sara Summons (Alternate) has submitted her resignation to the Board. Chairman Stein thanked Ms. Summers for her hard work and wished her well.

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

1. **Application 221-33 – TNREF III High Ridge LLC, 225 High Ridge Road, Stamford CT – Site and Architectural Plans and/or Requested Uses.** -Applicant proposes to have The Goddard School occupy a portion of the property located at 225 High Ridge Rd to operate an early childhood daycare facility to accommodate up to 180 children along with minor site improvements. Property is located within the C-D Zone.

NOTE: The Certificate of Mailing for application **221-33** was submitted to staff on **March 16, 2022.**

NOTE: The Affidavit for Posting of the Public Hearing signage for application **221-33** was submitted to staff on **March 11, 2022.**

Chairman Stein read application **221-33** into the record.

William Hennessey and Rachel Breslin with Carmody Torrance Sandak Hennessey representing the applicant introduced their team, 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 **221-33** has been closed.

2. **Application 222-08-Andrew Banoff – (Jewish Senior Services), 210 Long Ridge Road, Stamford, CT., – Text Change,-** Applicant is proposing to Amend Section 9.G (C-D Designed Commercial District), Subsection 9.G.4 (Standards) by adding new Footnote 3 to amend standards for Senior Housing and Nursing Home Facility Complex as a single use.
3. **Application 222-09 – Jewish Senior Services, 210 Long Ridge Road, Stamford, CT – General Development Plan and a Special Permit,** - This site was previous approved under application (ZB#219-19) for the construction of a 200 unit Senior Living Facility on 7 acres. The new applicant, Jewish Senior Services is proposing to construct a “Senior Housing and Nursing Home Facility Complex” containing a total of 210 units with a mix of independent living and assisted living, communal building amenities, outdoor patios, walking paths, parking and landscaping on the entire 15 acres. This site is located within the C-D (Designed Commercial) District.

NOTE: The Certificate of Mailing for application **222-09** was submitted to staff on **March 11, 2022.**

NOTE: The Affidavit for Posting of the Public Hearing signage for application **222-09** was submitted to staff on **March 8, 2022.**

Chairman Stein read applications **222-08** & **222-09** into the record.

Ms. Gwozdzowski read the Planning Board’s recommendation letter for application **222-08**, dated **March 10, 2022** into the record.

Ms. Gwozdzowski read the Planning Board’s recommendation letter for application **222-09**, dated **March 10, 2022** into the record.

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

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

- A rendering of what the complex will look like if you lived across from the Rippowam River.
- A rendering from Long Ridge Road.
- A list of what is being requested with respect to the GDP Application

- A revised survey with the proposed building overlaid over the location of the current trees, in order to show tree loss.

PUBLIC SPEAKERS

- Susan Bell – Hope Street – Concern for the roadway, water and sewer infrastructures.
- Sue Halpern – 30 Elmcroft Road – Had question pertaining to the Text Change and also question pertaining to the walking trails.

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

Mr. Redniss replied to the public speakers, written in comments and answered additional questions from the Board.

Chairman Stein stated that the public hearing for applications **222-08 & 222-09** will be continued to the **April 11, 2022** Zoning Board meeting at 6:30pm via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **March 14, 2022:** After a brief discussion, a motion was made by Mr. Rosenfeld for approval of the minutes as presented tonight, seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris & Rosenfeld).

NOTE: Ms. Gwozdzowski was not in attendance for the **March 14, 2022** meeting and therefore unable to participate in the discussion and vote.

PENDING APPLICATIONS

1. **CSPR 1120 –Paul Kitzmiller, 3 Eureka Terrace, Stamford, CT** - Applicant is requesting approval for a condenser platform which was elevated to meet FEMA requirements and an open trellis constructed over the existing stone patio. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1120** into the record.

Ms. Mathur gave a brief presentation and answered question from the Board.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **CSPR 1120** with conditions prepared by EPB Staff, dated **March 18, 2022**, and seconded by Mr. Rosenfeld and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Rosenfeld).

2. **CSPR 1128 – 6 Kenliworth Drive East, Stamford, CT** - Proposed demolition of existing single-family home and construction of a new single-family home with associated driveway, patios, pool, shed and landscaping. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1128** into the record.

Ms. Mathur gave a brief presentation and answered questions from the Board.

Ray Mazzeo and Rick Redniss with Redniss and Mead representing the homeowner discussed their disagreement with the request from EPB to add additional planting and item #5 in the Engineering report to reduce the driveway width. They requested to work with Zoning Staff on these issues during the permit process.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **CSPR 1128** with conditions prepared by Engineering Staff, dated **January 26, 2022 except for item #5 and the revised planting plan which will be subject to Zoning Staff approval, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0** (Stein, Morris, Gwozdzowski & Rosenfeld).

3. Application 221-33 – TNREF III High Ridge LLC, 225 High Ridge Road, Stamford CT – Site and Architectural Plans and/or Requested Uses.
4. Application 222-08-Andrew Banoff – (Jewish Senior Services), 210 Long Ridge Road, Stamford, CT., – Text Change.

Application 222-08 has been continued to the April 11, 2022 Zoning Board public hearing at 6:30pm to be held via Zoom video conference.

5. Application 222-09 – Jewish Senior Services, 210 Long Ridge Road, Stamford, CT – General Development Plan and a Special Permit.

Application 222-09 has been continued to the April 11, 2022 Zoning Board public hearing at 6:30pm to be held via Zoom video conference.

ADMINISTRATIVE REVIEW

1. Administrative approval of signage for ‘Equinor’ at 600 Washington Boulevard.

Chairman Stein read the request into the record.

Following a brief discussion, a motion was made by Mr. Morris for approval Mr. Rosenfeld, and carried on a vote of 4 to 0 (Stein, Morris, and Gwozdzowski & Rosenfeld).

ADJOURNMENT

Ms. Gwozdzowski made a motion to adjourn the meeting at 9:40pm, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski & Rosenfeld).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 03282022

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