

**MINUTES OF THE ZONING BOARD REGULAR  
MEETING ON MONDAY, FEBRUARY 10, 2020 AT  
7:00PM, ON THE 4<sup>th</sup> FLOOR, CAFETERIA,  
GOVERNMENT CENTER BUILDING, 888  
WASHINGTON BLVD., STAMFORD, CT**

Present for the (Zoning Board): David Stein (Chair), William Morris (Secretary), Joanna Gwozdzowski, Roger Quick and Richard Rosenfeld (Alternate). Present for staff: Ralph Blessing, Land Use Bureau Chief and Vineeta Mathur, Associate Planner.

Chairman Stein called the meeting to order at 7:02pm.

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

Chairman Stein stated that the URBV sign has been taken down.

**NOTE:** It should be noted that Mr. Quick missed the last few meetings and therefore did not participate in any voting tonight.

Chairman Stein asked Mr. Blessing to give the Board an update on Gateway's request to perform the transportation and mobility enhancement work themselves and be reimbursed by the City of Stamford out of the Fee-in-Lieu. Mr. Blessing stated that he has been working with the City of Stamford's Law Department and while making progress does not have a final determination yet.

**REGULAR MEETING**

1. Approval of Minutes: **January 13, 2020:** After a brief discussion a motion was made by Mr. Morris for approval of the minutes as presented tonight, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski and Rosenfeld).
2. The **January 27, 2020** minutes were tabled to the February 24, 2020 regular meeting due to a lack of a quorum.

**PENDING APPLICATIONS**

1. **CSPR 1076 – RAJ PATEL & ELISABETH HERSHMAN, 51 Auldwood Road, Stamford, CT.** - Applicant is proposing a second-floor expansion and a second floor deck, the replacement of the first floor deck with a screen porch along with first floor alterations. Property is located within the CAM boundary.

Ms. Mathur presented the application to the Board and following a brief discussion a motion was made by Ms. Gwozdzowski for approval of **CSPR 1076** with conditions prepared by EPB Staff dated February 4, 2020, seconded by Mr. Rosenfeld and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Rosenfeld).

2. **Application 218-42 –GAS SUMMER STREET, LLC, 2770 Summer Street –Site & Architectural Plans and/or Requested Uses.**

**NOTE:** Ms. Gwozdzowski abstained as she was not in attendance at the **January 27, 2020** public hearing and did not review the meeting video.

**NOTE:** Mr. Morris stated that he has reviewed the video from the **January 27, 2020** public hearing and therefore is able to participate in the discussion and vote.

Following a brief discussion a motion was made by Mr. Rosenfeld for approval of application **218-42** as discussed and amended tonight, seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris & Rosenfeld).

### **ADMINISTRATIVE REVIEW**

1. **Application 219-19 -TC NE METRO DEVELOPMENT INC (contractor vendee), 0 Long Ridge Road (Assessors #003-8215) (Commonly Known as 210 Long Ridge Road), Stamford, CT., - Site & Architectural Plans and/or Requested Uses and a Special Exception.,** - Applicant is seeking to construct a senior living facility consisting of up to 200 senior living apartments with a mix of independent living units and assisted living units. The site is in the C-D zoning district (*Requesting approval of modified landscaping plan*).

Chairman Stein read the request into the record.

Mr. Richard Redniss of Redniss & Mead representing the applicant gave a detailed presentation of the revised landscaping plan and answered questions from the Board.

Following a brief discussion Ms. Gwozdzowski moved to approve the modified landscaping plan as illustrated tonight, seconded by Mr. Rosenfeld and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Rosenfeld).

2. **Application 219-06 – FEE FD STAMFORD LLC, 507/523 Canal Street & 46 John Street, Site & Architectural Plan and/or Requested Uses, General Development Plan, Coastal Site Plan Review and a Special Exception.,**-Application is proposing to construct an apartment building with 173 units, indoor and outdoor amenities and onsite parking along with associated landscaping and site improvements (*Applicant to report back on the parking management plan*).

Chairman Stein read the request into the record.

Ms. Mathur stated that staff has reviewed the modified parking management plan and are in agreement with said plan.

Mr. Richard Redniss with Redniss & Mead representing the applicant gave a detailed presentation on how they were able to create ten additional parking spaces. Mr. Redniss also answered questions from the Board.

Following a brief discussion Mr. Morris moved to approve the modify parking management plan dated February 5, 2020 as presented and discuss tonight, seconded by Mr. Rosenfeld and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Rosenfeld).

3. Review of the following Escrow Agreements for holding Below Market Rate fee-in-lieu funds designated through Special Exception application **219-21** for the benefit of the listed entities.
  - a. Inspirica (funds from P3 building).
  - b. Housing Development Fund (funds from P3 building).
  - c. Garden Homes (funds from P6 building).
  - d. Charter Oak Communities (funds from P3 and P6 building).

Chairman Stein read the request into the record and stated that he has reviewed all the Escrow Agreements with staff and is satisfied. He also stated that the City of Stamford's Law Department has reviewed all agreements and are satisfied as well.

Following a brief discussion Mr. Morris moved to approve, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Rosenfeld).

4. Review of the Escrow Agreement for holding Below Market Rate fee-in-lieu funds designated through Special Exception application **217-16 (2<sup>nd</sup> Mod)** and subsequent administrative approval of Condition # 12 for the benefit of Charter Oak Communities.

Chairman Stein read the request into the record and stated that he has reviewed the Escrow Agreement with staff and is satisfied. He also stated that the City of Stamford's Law Department has reviewed the agreement and is satisfied as well.

Following a brief discussion Ms. Gwozdzowski moved to approve, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Rosenfeld).

### **ADJOURNMENT**

Ms. Gwozdzowski moved to adjourn the meeting at 7:40 pm, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Rosenfeld).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB RM2102020

**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).

There proceedings were also audio tape recorded and are available for review in the Land Use Bureau located on the 7<sup>th</sup> floor of the Government Center, 888 Washington Boulevard, during regular business hours.