

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND REGULAR MEETING ON
MONDAY, FEBRUARY 24, 2020 AT 7:00PM, ON THE
4th FLOOR, CAFETERIA, GOVERNMENT CENTER
BUILDING, 888 WASHINGTON BLVD., STAMFORD,
CT.**

Present for the Zoning Board: William Morris (Acting Chair), Rosanne McManus (Acting Secretary), Roger Quick, Richard Rosenfeld (Alternate) and Keith Silver (Alternate). Present for staff: Ralph Blessing, Land Use Bureau Chief.

Acting Chair Morris called the meeting to order at 7:00pm.

Acting Chair Morris stated that Mr. Rosenfeld and Mr. Silver have been seated in Mr. Stein and Ms. Gwozdzowski absence.

PUBLIC HEARING

1. **Application 220-01 – WELLBUILT INVESTMENT FUND LLC, (contract purchaser) and BRACHFELD & BRACHFELD LLC (owners), 57, 63 & 65 Stillwater Avenue , Stamford, CT. – Site & Architectural Plans and/or Requested Uses and a Special Exception**, Applicant is proposing to demolish the existing structures and construct a residential building containing 45 apartments along with on-site parking and site improvements. The property is located within the V-C zoning district.

NOTE: The affidavit for Posting of the Public Hearing Sign for application **220-01** was submitted to staff on February 10, 2020.

Acting Chair Morris read application **220-01** into the record.

Ms. McManus read the Planning Board recommendation letter dated January 10, 2020 into the record.

Mr. Raymond Mazzeo representing the applicant presented the certificate of mailing and updated side elevations plans to the Board, he introduced his team and along with his team gave a detailed presentation and answered questions from the Board.

Mr. Mazzeo stated that they received referral comments from Transportation, Traffic and Parking Bureau over the weekend would like time to review and meet with them to discuss.

The Board requested the following information be provided at their next meeting:

- The height of the Parapet wall.
- Additional information pertaining to the 6 units in the building to be demoed – size, rent, etc.
- Parking fees for the affordability units if unbundled.

- Energy rating for the building and how it will be made more energy efficient
- Additional material samples.

PUBLIC SPEAKERS

- Carmine Tomas, 71 Stillwater Avenue – wanted to make sure that the Board was aware of his concerns pertaining to his building at 71 Stillwater Avenue with respect to any potential damage that may be caused by the development project.

Acting Chair Morris asked if there were any other public speakers – there were none.

Acting Chair Morris stated that the Public Hearing for application **220-01** will be continued to the March 9, 2020 public hearing, 7pm, 4th floor Cafeteria, 888 Washington Boulevard.

2. **Application 216-28 (2nd MOD)– TRUE NORTH STAMORD LLC and SAINT JOHN’S ROMAN CATHOLIC CHURCH OF STAMFORD CT., 245 (aka) 279 Atlantic Street, approval of Site and Architectural Plans, Special Exception and Costal Site Plan Review..** *Applicant is requesting a modification to their previously approved application* to expand the currently approved fitness amenity and other amenities (defined as a “Gymnasium or Physical Culture Establishment”). This amenity would be available to the residents and also the general public on a membership basis. The Special Exception modifications relate to the approved Large Scale Development Plan and the previously proposed Parking Management Plan.

NOTE: The affidavit for Posting of the Public Hearing Sign for application **216-28 (2nd MOD)** was submitted to staff on February 7, 2020.

Acting Chair Morris read application **216-28 (2nd MOD)** into the record.

Lisa Feinberg representing the applicant presented the certificate of mailing to the Board and stated that they would like to open but postpone their presentation and all testimony to the March 9, 2020 public hearing, the Board was in agreement.

Acting Chair Morris stated that the Public Hearing for application **216-28 (2nd MOD)** will be postponed to the March 9, 2020 public hearing at 7pm, 4th floor Cafeteria, 888 Washington boulevard.

3. **Application 219-23- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change..** Proposing as part of the Omnibus Text Change to Amend Section 6 of the City of Stamford Zoning Regulations currently entitled “Accessory Buildings” to be replaced by new “Design Guidelines for Publicly Accessible Amenity Space”.

Acting Chair Morris read application **219-23** into the record.

Ms. McManus read the Planning Board recommendation letter dated January 10, 2020 into the record.

Mr. Ralph Blessing-Land Use Bureau Chief, gave a detailed presentation and answered questions from the Board.

The Board had some concerns with some of the language and asked Mr. Blessing to check with the Law Department.

Acting Chair Morris asked if there were any public speakers – there were none.

Acting Chair Morris stated that the public hearing for application **219-23** has been closed.

4. **Application 219-25- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change.** Proposing as part of the Omnibus Text Change to delete Section 14 “Dispensing of Alcoholic Liquors” and add a new “Use Regulation” to Section 5.D of the City of Stamford Zoning Regulations.

Acting Chair Morris read application **219-25** into the record.

Ms. McManus read the Planning Board recommendation letter dated January 10, 2020 into the record.

Mr. Ralph Blessing, Land Use Bureau Chief, gave a detailed presentation and answered questions from the Board.

Acting Chair Morris asked if there were any public speakers – there were none.

Acting Chair Morris stated that the public hearing for application **219-25** has been closed.

5. **Application 219-26- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change.** Proposing as part of the Omnibus Text Change, a cleanup and re-organization of the City of Stamford Zoning Regulations. Specifically, the following changes are proposed: Replacing the term “Special Exception” with “Special Permit”, renaming CC-N “Central City District North” to CC “Center City District”, deleting CC-S and C-S Districts including all references, amending Section 9.AAAA.3.b (DW-D Designed Waterfront Development District), amending Sections 3 & 5, deleting Sections 4.AA.1.4 and Section 6 (Accessory Building), replacing references to “Section 14-Dispensing of Alcoholic Liquors” throughout the Regulations, replacing the term “Alcoholic Liquors” with “Alcoholic Beverages” throughout the Regulations and updating of numbering and formatting.

Acting Chair Morris read application **219-26** into the record.

Ms. McManus read the Planning Board recommendation letter dated January 10, 2020 into the record.

Mr. Ralph Blessing, Land Use Bureau Chief, gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Barry Michelson, 111 Idlewood Drive – had questions pertaining to section 3 –which were answered by Mr. Blessing.

Acting Chair Morris asked if there were any other public speakers – there were none.

Acting Chair Morris stated that the public hearing for application **219-26** has been closed.

6. **Application 219-27- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change.** Proposing as part of the Omnibus Text Change, to amend Section 3, Subsection 9.AAA.4.b.v and Subsection 12.D.1.d of the City of Stamford Zoning Regulations to create parking standards for Deeply Affordable and Supportive Housing.

Acting Chair Morris read application **219-27** into the record.

Ms. McManus read the Planning Board recommendation letter dated January 10, 2020 into the record.

Mr. Ralph Blessing, Land Use Bureau Chief, gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Barry Michelson, 111 Idlewood Drive – had some concerns with some of the changes being purposed.
- Terry Adams, Board of Representative – had some concerns with how the deeded parking will work if property is sold.

Acting Chair Morris asked if there were any other public speakers – there were none.

Acting Chair Morris stated that the public hearing for application **219-27** has been closed.

7. **Application 219-29- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change.** Proposing as part of the Omnibus Text Change to Amend Section 3 to add a definition for Publicly Accessible Amenity Space and add a new district (Residential High Density (R-HD) in new Subsection 4.D.15 of the City of Stamford Zoning Regulations.

Acting Chair Morris read application **219-29** into the record.

Ms. McManus read the Planning Board recommendation letter dated January 10, 2020 into the record.

Mr. Ralph Blessing, Land Use Bureau Chief, gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Sue Halpern, 30 Elmcroft Road – has concerns with the lack of protection for the remaining historic structures and insufficient street parking.
- Elizabeth McCauley, Walter Wheeler Drive – has concerns with the over development and the lack of open spaces.
- Peter Quigley, made a presentation questioning the necessity of some of the proposed changes and the validity of the process
- Barry Michelson, 111 Idlewood Drive – had a few questions – which were answered by Mr. Blessing.

Acting Chair Morris asked if there were any other public speakers – there were none.

Acting Chair Morris stated that the public hearing for application **219-29** has been closed.

REGULAR MEETING

1. Approval of Minutes: **January 27, 2020:** After a brief discussion a motion was made by Mr. Silver for approval of the minutes as corrected, seconded by Mr. Rosenfeld and carried on a vote of 3 to 0 (Silver, Rosenfeld and McManus).

NOTE: Mr. Morris was not in attendance for the January 27, 2020 and, therefore, unable to vote.

2. Approval of Minutes: **February 10, 2020:** After a brief discussion a motion was made by Mr. Rosenfeld for approval of the minutes as presented tonight, seconded by Mr. Quick and carried on a vote of 3 to 0 (Rosenfeld, Quick & Morris).

NOTE: Ms. McManus was not in attendance for the February 10, 2020 and, therefore, unable to vote.

ADJOURNMENT

Mr. Silver moved to adjourn the meeting at 9:58pm, seconded by Ms. McManus and carried on a vote of 5 to 0 (Morris, McManus, Quick, Rosenfeld & Silver).

Respectfully submitted,

Rosanne McManus (Acting Secretary)
Stamford Zoning Board

ZB PH 2242020

NOTE:

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

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