

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND REGULAR MEETING ON MONDAY,  
MARCH 23, 2020 AT 7:00PM, 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) and Keith Silver (Alternate). Present for staff: Ralph Blessing, Land Use Bureau Chief, and Vineeta Mathur, Associate Planner.

Chairman Stein called the meeting to order at 7:05 pm.

Chairman Stein stated that this meeting is being conducted through “Zoom” video meeting conference, he then gave detailed instructions on how the meeting will be run, including how to send in messages and when to speak.

**PUBLIC HEARING CONTINUED FROM MARCH 9, 2020**

1. **Application 220 -05 – Laddins Terrace Associates LLC (Owner) and Wendy’s Properties, LLC (Lessee), 1938 West Main Street, Stamford, CT – Site and Architectural Plan and/ or Requested Uses.**- Proposing to construct a Wendy’s Restaurant with a drive-through. Property is located within the M- L (Light- Industrial) zoning district.

Chairman Stein read application **220-05** into the record and stated that this is a continuation from the March 9, 2020 public hearing.

Jackie Kaufman with Carmondy Torrance Sandak & Hennessey representing the applicant called in to the meeting and requested a continuation of her presentation to the April 6, 2020 meeting. She stated that due to the public health emergency, they have not been able to meet to work through and resolve some of the comments from the Transportation Bureau. The Board was in agreement with this request and Chairman Stein announced that the public hearing is continued to the April 6, 2020 meeting which will also be a video conference.

**REGULAR MEETING**

1. Approval of Minutes: **March 9, 2020:** After a brief discussion a motion was made by Ms. McManus for approval of the minutes as amended 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 March 9, 2020 meeting and therefore unable to vote.

## **PENDING APPLICATIONS**

1. **CSPR 1082 – ORLANDO & DAWN FERNANDES, 107 Davenport Drive, Stamford, CT** – Proposing to install an in ground swimming pool, modify the existing patios and install a storm water retention system. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1082** into the record.

Ms. Mathur presented the application to the Board.

Mr. Morris stated that he had some concerns with the proposed self-contained spa to be installed 3 ½ feet below the flood elevation. Following a brief discussion a motion was made by Ms. Gwozdzowski for approval of **CSPR 1082** with the conditions prepared by EPB Staff dated February 25, 2020 and a revised report dated March 4, 2020 and also conditions prepared by Engineering Staff dated November 6, 2019, seconded by Ms. McManus and carried on a vote of 4 to 1 (Stein (yes), McManus (yes), Gwozdzowski (yes), Quick (yes), Morris (no)).

2. **CSPR 1078 – MILL RIVER PARK COLLABORATIVE, Stamford, CT** – Proposing to construct a two-story structure that will house the Whittingham Discovery Center to provide a learning center as well as support for the existing park ice rink with a skate rental, shop and a café along with site improvements. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1078** into the record.

Ms. Mathur presented the application to the Board.

The Board had concerns with the amount of trees being taken down and also while they understand that because this is a Coastal application and that they will not have any say in the building design, they still would like the approval letter to have a conditions pertaining to the building design to be more in context with the park and also to reduce the amount of trees being removed.

With that being said a motion was made by Ms. McManus for approval of **CSPR 1078** with conditions prepared by EPB Staff dated March 3, 2020 and with the conditions to encourage reduction in the number of trees being removed and the building design to blend in with the park, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski and Quick).

3. **CSPR 1083 – CHRIS BARYMOW, 73 Albin Road, Stamford, CT** – Proposing to convert detached garage into a living space. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1083** into the record.

Ms. Mathur presented the application to the Board.

The Board had concerns that the proposed project includes a full bathroom which could potentially become an apartment, and be illegal in the single family zoning district. The Board agreed that application **CSPR 1083** should be tabled and asked for staff to review with the Zoning Enforcement for an opinion.

4. Application **219-23**- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT., - Text Change.

Chairman Stein stated that the Harbor Management Commission has requested that application **219-23** be tabled to give them time to review and submit comments. The Board was in agreement and said application has been tabled.

5. Application **219-25**- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT.,- Text Change.

Chairman Stein read application **219-25** into the record.

Mr. Blessing and Ms. Mathur gave a brief overview and answered questions from the Board.

Following a brief discussion a motion was made by Mr. Morris for approval of application **219-25** as discussed tonight, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

6. Application **219-26**- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT.,- Text Change.

Chairman Stein read application **219-26** into the record.

Mr. Blessing and Ms. Mathur gave a brief overview and answered questions from the Board.

Following a brief discussion a motion was made by Ms. Gwozdzowski for approval of application **219-26** as discussed and amended tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

7. Application **219-29**- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT.,- Text Change.

Chairman Stein read application **219-29** into the record.

Mr. Blessing and Ms. Mathur gave a brief overview and answered questions from the Board.

Following a lengthy discussion the Board requested a few modifications be made and with that Ms. McManus moved to table application **219-19** to the April 6, 2020 regular meeting, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

## **ADMINISTRATIVE REVIEW**

1. **BLT Management, LLC on behalf of Yale & Towne Association** – Proposing to install a fenced dog park within the park located at the corner of Pacific Street and Henry Street.

Chairman Stein read the request into the record.

Ms. Mathur gave the Board a brief overview of the proposal and stated that staff does not see any issues with this request.

Following a brief discussion Ms. McManus moved to approve with the following conditions:

- The dog park shall be open to the public.
- There shall be four benches in the dog park rather than the proposed two benches
- The missing benches outside of the dog park must be replaced or a written explanation shall be provided to the Board as to why they cannot be replaced.
- Applicant must submit an updated plan showing the location of the Fido and Me fountain.

seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

2. **Application 218-17 – Urstadt Biddle Properties, Inc (Trader Joe’s) 1079 High Ridge Road** (*Requesting modification of condition #15 of the Certificate of Approval - The Applicant shall replace that portion of the existing sidewalk, approximately forty-six feet (46’) in length, between the two (2) driveways located on 1079 High Ridge Road with a new concrete sidewalk, subject to the approval of the Connecticut Department of Transportation*).

Chairman Stein read the request into the record.

Ms. Mathur presented the modification request to the Board and answered questions from the Board. Mr. Raymond Mazzeo of Redniss & Mead also made a brief presentation and answered questions from the Board.

Following a brief discussion Mr. Morris moved to approved, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

## **ADJOURNMENT**

Ms. Gwozdzowski moved to adjourn the meeting at 10:00 pm, 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 3232020

**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).