

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND REGULAR MEETING ON MONDAY,
APRIL 20, 2020 AT 7:00 PM EST 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: Vineeta Mathur, Associate Planner.

Chairman Stein called the meeting to order at 7:00 pm.

Chairman Stein stated that this meeting is being conducted through “Go to Webinar” 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. 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 CONTINUED FROM APRIL 6, 2020

1. **Application 220 -05 – LADDINS TERRACE ASSOCIATES LLC (Owner) and WENDY’S PROPERITES, 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.

Chairman Stein stated that application **220-05** will not be heard tonight, but will be continued to the May 4, 2020 Zoning Board meeting which will also be a video conference.

2. **Application 220-06 - MANNY KATSETOS, 1385 Washington Boulevard, Stamford, CT., – Map Change,** - Applicant is requesting to have 1385 Washington Boulevard changed from the C-N (Commercial Neighborhood) zoning district to the C-G (Commercial General) zoning district for possible future development.

Chairman Stein read application **220-06** into the record.

Chairman Stein stated that the Board had requested the following information and that the applicant has provided said information.

- The elevation of the flood plain.
- Since this area has had flooding, the Board wanted to know the amount of flooding for this area and whether there will be dry access to enter/exit the building.

Chairman Stein than asked the Board members if all were satisfied with the information provided – all were satisfied.

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 **220-06** has been closed.

Chairman Stein stated that Mr. Silver has been seated in place of Mr. Quick.

Chairman Stein stated that Mr. Rosenfeld has left the meeting.

Mr. Morris moved to take the agenda out of order to “Pending Applications” item #3, application **220-06**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Silver).

PENDING APPLICATIONS

3. Application **220-06** - MANNY KATSETOS, 1385 Washington Boulevard, Stamford, CT., – Map Change.

Following a brief discussion a motion was made by Ms. McManus for approval of application **220-06** map change, seconded by Mr. Silver and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Silver).

Ms. McManus moved to return to “agenda order”, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Silver).

PUBLIC HEARING CONTINUED FROM APRIL 6, 2020

3. Application **220-15**– DAVETTE STEPHENS, 1425 Bedford Street, Stamford, CT., - **Special Exception**, - Applicant is requesting a Special Exception to operate a child day care facility for 32 children at 1425 Bedford Street. The property is in the R-H Zoning District.

Chairman Stein read application 220-15 into the record.

Chairman Stein stated that application **220-15** will not be heard tonight, but will be continued to the May 4, 2020 Zoning Board meeting which will also be a video conference.

PUBLIC HEARING

1. **Application 220-07 – 80 WEP-1351 LLC, DP 26, LLC & ALBRIGHT PROPERTIES GROUP, LLC, 1351 Washington Boulevard, Stamford, CT –Special Exception**, Applicant is proposing to convert 13,833± square feet of basement office space to self-storage space.

NOTE: Application **220-07** -The Certificate of Mailing was submitted to staff on April 5, 2020. The affidavit for Posting of the Public Hearing Sign was submitted to staff on April 13, 2020 and all application materials were posted on the City of Stamford’s website on April 8, 2020.

Chairman Stein read application **220-07** into the record.

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

Lisa Feinberg with Carmody Torrance Sandak & Hennessey representing the applicant introduced her team and along with her team gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Rickie Goldstein – president of the condo association for 104 North Street – concerns are huge expansion, increased traffic and congestion along North Street - Opposed
- Dorota Pecherski – Opposed
- Maria Taylor – Opposed

The Board requested that applicant report back in one month’s time on how many times the self- storage was accessed, Ms. Feinberg was in agreement.

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 **220-07** has been closed.

2. **Application 220 -10 – LGS, LLC; TPS Associates, LLC, 244 West Avenue,248 West Avenue and 50 Grenhart Road, Stamford, CT.,- Site & Architectural Plans and or Requested Uses and a Special Exception** – Applicant is proposing to construct a car dealership “Acura of Stamford” along with associated site work and landscaping. Property is located within the NX-D zoning district.

NOTE: Application **220-10** -The Certificate of Mailing was submitted to staff on April 13, 2020. The affidavit for Posting of the Public Hearing Sign was submitted to staff on April 6,

2020 and all application materials were posted on the City of Stamford's website on April 8, 2020.

Chairman Stein read application **220-10** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter dated April 17, 2020 into the record.

William Hennessey along with Deborah Brancato with Carmody Torrance Sandak & Hennessey representing the applicant introduced their team and along with their team gave a detailed presentation and answered questions from the Board.

The Board asked for Mr. Hennessey to work with the Transportation Bureau and provide the Board with an updated letter providing the following information along with all other items that have been agree upon.

- Shell Station, what's going on in terms of the right hand turn.
- Acura Dealership, what will be the hours of operation.
- Diaz Street, what are the elevations and what other landscaping could be done in that area to include additional banning.
- Updated detail plan on the guardrail at the top of the retaining wall.

Also the Board requested an updated landscaping plan. Mr. Hennessey was in agreement with all of the Boards requests and will report back at the May 4, 2020 meeting

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 **220-10** will be continued to the May 4, 2020 meeting which will also be a video conference.

3. **Application 220-11 – HRC 201 II, LLC – 201 High Ridge Road, Stamford CT., -Text Change**, -Proposing to Amend the first sentence of Article III, Section 9BBB-4 of the Stamford Zoning Regulations to allow "School, Non-Public," as a Special Exception use in the C-D Designed Commercial District. .
4. **Application 220-12 – HRC 201 II, LLC and GREENWICH EDUCATION GROUP, LLC – 201 High Ridge Road, Stamford CT., - Site and Architectural Plan and/or Requested Uses and a Special Exception**, -Applicant has leased 66,758 square feet of the 79,850 square feet of floor area along with 229 parking spaces to 'Greenwich Education Group, LLC' to be uses as a private school. The remaining 13,092 square feet of floor area, the below-grade parking adjacent to that area, as well as the basement level, in the structural garage, would be reserved by HRC for use as general office or storage.

NOTE: Applications **220-11 & 220-12** - The Certificate of Mailing was submitted to staff on April 5, 2020. The affidavit for Posting of the Public Hearing Sign was submitted to staff on April 13, 2020 and all application materials were posted on the City of Stamford's website on April 8, 2020.

Chairman Stein read applications **220-11 & 220-12** into the record.

Ms. McManus read the Planning Board recommendation letters both dated April 3, 2020 into the record.

William Hennessey along with Lisa Feinberg of Carmody Torrance Sandak & Hennessey representing the applicant introduced their team and along with their team gave a detailed presentation and answered questions from the Board.

Chairman Stein stated that Mr. Silver had to leave the meeting at 9:34pm.

PUBLIC SPEAKERS

- Michael Manganiello - Applebee Road – While he feels that this is a great use of the space he has concerns with traffic – feels that there should be a traffic light installed. Also that the parking lot lights are very bright and shine into his house.
- Ms. Clemens – in support
- Dave Vikingner – in support
- Megan Sweeney – head life coach -The Spire School - in support
- Mitchell Kaufman – in support
- Tammy Moscrip –Director of Clinical Services - The Spire School - in support

Mr. Hennessey responded to some of the speakers concerns and stated that with respect to the lighting that they will comply with a condition to have lighting shields installed.

Mr. Quick announced at 10:34pm that he has been present and has been listening to the meeting.

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 applications **220-11 & 220-12** has been closed.

REGULAR MEETING

1. Approval of Minutes: **April 6, 2020:** After a brief discussion a motion was made by Ms. Gwozdzowski for approval of the minutes as presented tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

PENDING APPLICATIONS

4. Application 220-09 – MICHAEL GOLDSTEIN – 780 Summer Street, Stamford, CT., - General Development Plan.

Following a brief discussion a motion was made by Ms. McManus for approval of application **220-09** with the conditions as reviewed tonight, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

6. 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.

7. Application 220-07 – 80 WEP-1351 LLC, DP 26, LLC & ALBRIGHT PROPERTIES GROUP, LLC, 1351 Washington Boulevard, Stamford, CT –Special Exception.

Following a brief discussion a motion was made by Ms. McManus for approval of application **220-07** with the conditions as discussed and amended tonight, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

9. Application 220-11 – HRC 201 II, LLC – 201 High Ridge Road, Stamford CT., - Text Change

Following a brief discussion a motion was made by Ms. McManus for approval of application **220-11** as presented tonight, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

10. Application 220-12 – HRC 201 II, LLC and GREENWICH EDUCATION GROUP, LLC – 201 High Ridge Road, Stamford CT., - Site and Architectural Plan and/or Requested Uses and a Special Exception

Following a brief discussion a motion was made by Mr. Morris for approval of application **220-12** with the conditions as discussed and amended tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

ADMINISTRATIVE REVIEW

2. Application 218-43 –PAVIA ASSOCIATES, LLC, 912 – 916 Hope Street, –Site & Architectural Plans and/or Requested Uses and a Special Exception, Applicant is proposing to construct a four (4) story, 15 unit residential apartment complex, with 19

parking spaces and 1040 square feet of ground floor retail. Property is located within the V-C zoning district (***Requesting extension of time***).

Chairman Stein read the request into the record.

Following a brief discussion a motion was made by Ms. Gwozdzowski for approval of an extension of time for application **218-43**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

ADJOURNMENT

Ms. McManus moved to adjourn the meeting at 11:05pm, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 4202020

NOTE:

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