

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND REGULAR MEETING ON MONDAY
MAY 18, 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 7:09 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. 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 MAY 4, 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.

Jackie Kaufman with Carmody Torrance Sandak & Hennessey representing the applicant introduced her team and along with her team continued their detailed presentation and answered questions from the Board.

NOTE: Chairman Stein stated that Mr. Silver joined the meeting at 7:45pm

Ms. Mathur stated that the applicant has met with the Transportation & Traffic Bureau and after several meetings a traffic / drive-thru pattern has been agreed upon and is satisfactory to all.

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 **220-05** has been closed.

PUBLIC HEARING

1. **Application 220-13- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change,** Proposing as part of the Omnibus Text Change to amend Section 7.4 Below Market Rate program, modify definitions related to Affordable Housing to Section 3, make changes to the BMR program to clarify requirements, premiums and update fee-in-lieu formula among other changes; addition of a definition for Downtown Retail Streets and updates to Sections 4.AA, 7.S, 9 and 10 as well as the footnotes to Appendix B of the Zoning Regulations of the City of Stamford.

Chairman Stein read application **220-13** into the record.

Ms. McManus read the Planning Board's recommendation letter dated April 17, 2020 into the record.

Mr. Blessing gave a detailed overview and answered questions from the Board.

PUBLIC SPEAKERS

- Richard Redniss with Redniss & Mead – while mostly in favor does have some concerns with certain sections of the proposed text.

Chairman Stein asked Mr. Redness for a letter outlining his concerns/comments and how he would modify the text prior to the June 8, 2020 Board meeting. Mr. Redniss was in agreement and will provide said letter.

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 **220-13** will be continued to the June 8, 2020 meeting which will also be a video conference.

2. **Application 220-14- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change,** Proposing as part of the Omnibus Text Change to Amend Section 15 To move Section 7.T Coastal Area Management Regulations to 15.A; Move Section 7.1 Flood Prone Area Regulations to Section 15.B; Amend and renumber Section 15.B Soil Erosion and Sediment Control to Section 15c; Add new Section 15.D Stormwater Management; Amend and renumbered Section 15 A Excavations to 15.E; Add New Section 15.F Stamford Sustainability Scorecard of the Zoning Regulations of the City of Stamford.

Chairman Stein read application **220-14** into the record.

Ms. McManus read the Planning Board's recommendation letter dated April 3, 2020 into the record.

Mr. Blessing gave a detailed overview and he along with Ms. Mathur answered questions from the Board.

PUBLIC SPEAKERS

- William Hennessey with Carmody Torrance Sandak & Hennessey – gave a brief statement outlining some of his concerns, stating that this will impact the downtown historic areas if said areas were to be redeveloped. Mr. Hennessey felt that the Board should allow for comments and future discussion.

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

Mr. Blessing replied to Mr. Hennessey’s comments and also stated that this text amendment is part of a state mandated regulation for which the City of Stamford has been working on since 2015 and he believes that we have already been given an extension and are now out of time.

Chairman Stein stated that the public hearing for application **220-14** has been closed.

REGULAR MEETING

1. Approval of Minutes: **May 4, 2020:** After a brief discussion a motion was made by Ms. McManus for approval of the minutes as discussed 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 May 4, 2020 and therefore unable to vote.

PENDING APPLICATIONS

1. **CSPR 1086 – KEVIN & ANGELA SWANEPOEL, 41 Ralsey Road South, Stamford, CT –**
Proposing to construct a roof over the existing deck and install support columns.
Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1086** into the record.

Ms. Mathur presented the application to the Board and following a brief discussion Ms. McManus made a motion for approval of application **CSPR 1086** with the conditions prepared by EPB Staff dated April 30, 2020 and conditions prepared by Engineering Staff dated December 20, 2019, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

2. **CSPR 1080 – JOHN and MARY RATHER, 49 Rogers Road, Stamford, CT** – Proposing to construct a new single family resident with associated driveway, pool and pool house, utilities, drainage improvements, landscaping and incidental site work. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1080** into the record.

Ms. Mathur presented the application to the Board and following a brief discussion Ms. Gwozdzowski made a motion for approval of application **CSPR 1080** with the conditions prepared by EPB Staff dated May 12, 2020 and conditions prepared by Engineering Staff dated December 2, 2019, seconded by Ms. McManus and carried on a vote of 4 to 1:

Mr. Stein – Yes

Ms. McManus – Yes

Ms. Gwozdzowski – Yes

Mr. Quick – Yes

Mr. Morris – No

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

Ms. Mathur gave a brief overview including changes made based on comments from Harbor Management Commission and following a brief discussion Ms. McManus made a motion for approval of application **219-23** as discussed tonight, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

7. **Application 220-14- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change**

Following a brief discussion Ms. McManus made a motion for approval of application 220-14 as discussed and amended tonight, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

UPDATES AND DISCUSSIONS

1. Discussion regarding appropriate accounting for unemployment benefits, stimulus check and overtime in BMR certification and re-certifications during the Covid 19 Pandemic.

Mr. Blessing noted that the staff would like the Zoning Board's permission to allow temporary relief in income calculation for certification and recertification of BMR tenants given the stimulus check, overtime and unemployment benefits. The Zoning Board agreed with temporary relaxation in income calculation in order to not penalize the recipients of these benefits during the Covid-19 Emergency Scenario.

ADJOURNMENT

Chairman Stein made a motion to adjourn the meeting at 10:30pm, 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 5182020

NOTE:

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