

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND REGULAR MEETING ON MONDAY
JUNE 8, 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, 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 7:00pm.

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.

Chairman Stein stated that Mr. Rosenfeld has been seated in Ms. Gwozdzowski’s absence.

PUBLIC HEARING CONTINUED FROM MAY 18, 2020

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 and stated that this application is a continuance from the May 18, 2020 meeting.

Mr. Blessing continued his presentation outlining revisions that were made based on public comments during the May 18th meeting. The Board and staff began a lengthy discussion and while mostly satisfied with the Board still had more questions which they proposed to staff.

PUBLIC SPEAKERS

- Richard Redniss with Redniss & Mead – spoke in favor of the application and noted that he will further review the latest version of the text.

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 **220-13** will be continued to the June 29, 2020 Zoning Board meeting which will also be a video conference.

PUBLIC HEARING

1. **Application 220-16 – STAMPAR ASSOCIATES, LLC, Stamford CT, -Text Change,**
Proposing to Amend Appendix A, Table II “Permitted Use in Commercial and Industrial Districts Only” by allowing the use as of right in the M-L district and adding a footnote related to Use 171 (Sporting Goods Store, Retail). The footnote shall read as follows:
This use is expressly permitted in the M-L Zones provided that: (1) the gross square footage of such use is a minimum of 4,000 square does not exceed 10,000 square feet; and (2) apparel sold therein shall be limited to specific equipment and apparel required to participate or train in the sport and related novelty and team apparel.

Chairman Stein read application **220-16** into the record.

Ms. McManus read the Planning Board recommendation letter dated May 8, 2020 into the record.

Jackie Kaufman 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

- Michael Moore with the Downtown Special Services District –Thanked Ms. Kaufman for working with them on their concerns. He also stated that he has submitted a letter which he asked if the Board would like him to read- they declined as they all acknowledged that they have read said letter. He then made a brief statement in opposition of the text as written.
- Marty Levine – Stated that he opposes the Planning Board letter with respect to their recommendation that this use is compatible with Master Plan Category #13 (Industrial – General).
- Matthew Tenney – President, First Stamford Corp., which is the managing member of Stampar Associates made a brief statement outlining their history and commitment to Stamford and why 44 Commerce Road would be a great location for them.

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

Ms. Kaufman gave her closing statement and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **220-16** has been closed.

REGULAR MEETING

1. Approval of Minutes: **May 18, 2020:** After a brief discussion a motion was made by Ms. McManus for approval of the minutes as discussed tonight, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld).

PENDING APPLICATIONS

1. **CSPR 1090 - FOTI INVESTMENTS, LLC, 33 Aquila Road, Stamford, CT.** - Applicant is proposing first and second floor additions, elimination of the excess driveway and limited site grading. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1090** 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 1090** with conditions prepared by EPB Staff dated May 28, 2020, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld).

2. **Application 220 -04 -- Jackie Kaufman of Carmody Torrance Sandak & Hennessey LLP representing Laddins Terrace Associates LLC (Owner) and Wendy's Properties, LLC (Lessee) - 1938 West Main Street – Text Change.**

Following a brief discussion a motion was made by Ms. McManus for approval of application **220-04** as discussed and amended tonight, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld).

3. **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.**

The Board began a lengthy discussion concerning the heavy traffic along West Main Street and how it can be very difficult to make turns and/or having to wait several traffic signal cycles to get through an intersection. The Board considered a condition requiring a police officer to monitor the traffic for defined period of time. The Board asked for staff to speak with the Transportation & Traffic Bureau to see if they feel that this condition would be warranted.

During the Board's discussion the applicant asked for the vote to be postponed so that they could discuss the potential costs that would be associated if this condition were to be approved. The Board was in agreement and with that Chairman Stein stated that the vote for application **220-05** will be moved to the June 29, 2020 Zoning Board regular meeting.

5. **Application 220-16 – STAMPAR ASSOCIATES, LLC, Stamford CT, -Text Change.**

Following a lengthy discussion the Board made a few changes to the proposed text and felt that their discussion should be continued to the next meeting, with that Chairman Stein stated that the vote for application **220-16** will be moved to the June 29, 2020 Zoning Board regular meeting.

ADJOURNMENT

Ms. McManus made a motion to adjourn the meeting at 10:35pm, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Rosenfeld).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 6082020

NOTE:

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