

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND REGULAR MEETING ON MONDAY  
JUNE 29, 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).  
Present for staff: Ralph Blessing, Land Uses 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.

**PUBLIC HEARING CONTINUED FROM JUNE 8, 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 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 June 8, 2020 meeting.

**PUBLIC SPEAKERS**

- Barry Michelson – Idlewood Drive\_– gave a brief statement as to his opposition and stated that he will be providing the Board with documents to back up his remarks.

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

Mr. Blessing answered additional questions from the Board.

Chairman Stein stated that the Board will await Mr. Michelson’s written comments and review them prior to a vote. With that being said Chairman Stein closed the Public Hearing for application **220-13**.

## **PUBLIC HEARING**

1. **Application 220-19 - RAYMOND R. MAZZEO – c/o 22 First Street (Redniss & Mead), Stamford CT., -Text Change,** -Proposing to Amend Section 7.3 (Special Exception Uses for Historic Buildings) by modifying the first sentence of subsection D-5 by adding the words “light and air”, to read as follows:

*5. Bonus Development Standards. The Zoning Board in its sole discretion may approve a Special Permit and site plan pursuant to this section that does not otherwise fully satisfy the yard, height, coverage, light and air, dwelling unit density or floor area ratio (F.A.R.) standards of these Regulations, subject to the limitations as herein defined (Remainder of section unchanged).*

2. **Application 220-20– HARDY PROPERTIES (owner) & THE HOUSING DEVELOPMENT FUND (contract Purchaser) – 287 & 297 Washington Boulevard, Stamford, CT., Site and Architectural Plan and/or Requested Uses, Special Permit and a Coastal Site Plan Review,** -Applicants are proposing to preserve a historic building and redevelop the remaining site area to provide a total of 22 Below Market Rate home ownership units. The site is located in the R-MF Zoning District.

**NOTE:** The affidavit for “Posting of the Public Hearing” sign for application **220-20** was submitted to staff on June 15, 2020.

**NOTE:** The Certificate of Mailing for application **220-20** was submitted to staff on June 17, 2020.

Chairman Stein read applications **220-19** and **220-20** into the record.

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

Richard Redniss with Redniss & Mead representing the applicant introduced his team and along with his team gave a detailed presentation and answered questions from the Board.

## **PUBLIC SPEAKERS**

- Elizabeth McCauley – (sent in an email dated June 29, 2020) spoke of her conversations with Father Paul with Holy Name of Jesus Church and their concerns with the height of the structure overshadowing the convent.
- Sue Halpern – had two questions: 1) will there be trees planted in the front of the structure to prevent cars from parking there and 2) will the proposed fence around the property be obstructive to the convent.

Mr. Redniss and his team stated that the building height has been lowered as much as possible, the fence is permitted by ordinance and is important to define the properties and that there will not be any parking in front as it is already prohibited.

Mr. Redniss also stated for the record that they have received letters of support from Terry Adams, president of the South End Neighborhood Revitalization Zone and Bruce Heller, Chairman of the Board –Inspirica. Both letters was entered into the record.

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

Mr. Redniss answered additional questions from the Board and gave his closing comments.

Chairman Stein stated that the Public Hearing for applications **220-19** and **220-20** have been closed.

### **REGULAR MEETING**

1. Approval of Minutes: **June 8, 2020:** After a brief discussion a motion was made by Mr. Morris for approval of the minutes as presented tonight, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus & Quick).

**NOTE:** Ms. Gwozdzowski was not in attendance for the June 8, 2020 meeting and therefore unable to vote.

### **PENDING APPLICATIONS**

1. Application **220-13**- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change.

After a brief discussion the Board felt that before they vote there should be some consideration given to the documents that Barry Michelson stated he will be sending to staff. With that Chairman Stein stated that the discussion and vote for application **220-13** will take place at the July 13, 2020 regular meeting to be held through “Zoom” video meeting conference.

2. 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.

Following a lengthy discussion Ms. Gwozdzowski made a motion for approval of application **220-05** with conditions as presented and discussed tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

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

At the June 8, 2020 meeting the Board asked staff to reach out to Thomas Madden Director of Economic Development and asked him if there were any other sites in the downtown area that could accommodate a hockey sporting goods store.

Mr. Madden submitted a memo to the Board and also made a brief statement.

Following a brief discussion Ms. McManus made a motion for approval of application 220-16 with conditions discussed and amended tonight, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 1:

Stein – Yes

McManus – Yes

Gwozdzowski – Yes

Quick – Yes

Morris – No

### **ADMINISTRATIVE REVIEW**

1. **Administrative Approval of a Shared Parking Plan pursuant to Section 12.L of the City of Stamford Zoning Regulations to permit the shared use of parking between a Wendy's Restaurant and a CVS Pharmacy, both located at 1938 West Main Street.**

Following a brief discussion Mr. Morris made a motion for approval of the Shared Parking Plan, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

2. **Administrative Approval of a proposal for using the \$200,000 for ADA accessibility improvements per Condition #16 of 217-16 (Mod 2) – Gateway/Charter approval.**

Chairman Stein stated the Administrative Item #2 has been postponed.

3. **CSPR -1065– JOHN LEBOUTILLIER, 2285 Shippin Avenue,** Proposing the installation of an inground swimming pool along with associated site work. Property is located within the CAM boundary ***(Request for extension of time).***

Following a brief discussion a motion was made by Mr. Morris for approval of an extension of time for application CSPR 1065, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

4. **Application 219-06 – FEE FD STAMFORD LLC, 507/523 Canal Street & 46 John Street, Site & Architectural Plan and/or Requested Uses, General Development Plan, Coastal Site Plan Review and a Special Exception,** Application is proposing to construct an apartment building with 173 units, indoor and outdoor amenities and onsite parking along with associated landscaping and site improvements ***(Request for extension of time).***

Following a brief discussion a motion was made by Ms. McManus for approval of an extension of time for application 219-06, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

5. **Application 218-60 – Stamford Media Village LLC and Canal Street Partners, LLC -860 Canal Street**- modification of the landscape plan.

Ms. Mathur presented the request to the Board and following a brief discussion a motion was made by Ms. Gwozdzowski for approval of the modifications as presented and discussed tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

6. **Appl. 216-33 – 85 PRICE STREET, LLC, 898-930 NORMAN STREET, LLC and 1575 IRANISTAN AVENUE, LLC, West Main Street and Greenwood Hill Street, - General Development, Final Site Plan, Special Exception and Costal Site Plan Review**, Requesting approval of General Development, Final Site Plan, Special Exception and Costal Site Plan Review approval for the development of a 5 story mixed-use building with ground floor restaurant/retail and 110 apartments above as well as parking behind the building and associated site improvements (*Request for extension of time*).

Chairman Stein stated the administrative item #6 has been pulled from the agenda.

### **REVIEW SESSION**

#### **B & S Carting**

1. **Application 220-26 –Woodland Pacific LLC, Walter Wheeler Drive SPE LLC; Zoning Map Change** – Applicants are proposing to change the Zoning District for approximately 4 acres of property comprising Harbor Point Planned Community Master Units C2 & SD #1, 707 Pacific Street, 29, 39, 41 Woodland Avenue from M-G, RM-F, C-B & SRD-S Zoning Districts to the R-HD Zoning District.
2. **Application 220-27 –Woodland Pacific LLC, Walter Wheeler Drive SPE LLC & The Strand BRC Group LLC; Site and Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review** – Applicants are requesting a Site and Architectural Plans and/or Requested Uses and a Coastal Site Plan Review approval for a development within the proposed RH-D zoning district comprising 540 apartments including 54 onsite B.M.R. units, 690 parking spaces in a structured garage and associated landscaping and improvements. The applicants also and seek Special Permit pursuant Subsections 4.D.15.e, 12.D.1.c & 4.D.15.m.4.c. The site comprises of Harbor Point Planned Community Master Units C2 & SD #1, 707 Pacific Street, 29, 39, 41 Woodland Avenue.
3. **Application 220-28 –Walter Wheeler Drive SPE, LLC -Text Change**, - Applicant is proposing to amend Article III, Section 9.J.2.a to change the references to the Master Plan within the ‘Purpose’ Subsection for South End Redevelopment District-South (SRD-S).

4. **Application 220-29 – 5-9 Woodland LLC, Woodland Pacific LLC, Walter Wheeler Drive SPE LLC & The Strand BRC Group LLC; Zoning Map Change** -Applicants are proposing to amend the Zoning Map for approximately 3 acres of property from RM-F and M-G to SRD-S. The subject property comprises properties including Harbor Point Planned Community Master Unit C1 & SDU #1; 5-9 Woodland Ave, 796 Atlantic Street, 17, 21, 23, 25, 29 & 39 Woodland Avenue.
5. **Application 220-30 – 5-9 Woodland LLC, Woodland Pacific LLC, Walter Wheeler Drive SPE LLC & The Strand BRC Group LLC; General Development Plan and a Coastal Site Plan Review;** - Applicants are requesting to amend the Harbor Point General Development Plan and Coastal Area Management Plan to facilitate the future development of Block C2 within the Harbor Point GDP.

### **Charter**

1. **Application 220-25 –HP Gateway Land One Owner LLC and Gateway Harbor Point Planned Community Association, Inc.; 340 Washington Blvd Stamford, CT -Map Change,** - Applicants are proposing to amend the Zoning Map for 340 Washington Blvd from the Residential Multi Family (RM-F) Zoning District to Transportation Center Design District (TCDD).
2. **Application 217-16 (3rd Mod) – Charter Communications Holding Company LLC; HP Gateway One Owner LLC; HP Gateway Unit Two Owner LLC and Gateway Harbor Point Planned Community Association, Inc., – 340 Washington Blvd & 400-440 Washington Blvd, Stamford, CT., General Development Plan, Site and Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review,** -Applicants are proposing to modify the previously approved application 217-16 (2nd Mod) to facilitate the reconfiguration of the proposed parking garage and deck to incorporate 340 Washington Blvd and other associated modifications to the site plan related to the Gateway development.

Staff gave a brief overview to the Board regarding the above stated upcoming applications. Public Hearings will be scheduled in the coming months.

### **ADJOURNMENT**

Ms. Gwozdzowski made a motion to adjourn the meeting at 9:51pm, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, McManus & Quick).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB PH6292020

**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).