

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND REGULAR MEETING ON MONDAY
JULY 27, 2020, AT 7:00 PM EST THROUGH A
WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Joanna Gwozdzowski, Rosanne McManus, Roger Quick, Richard Rosenfeld (Alternate) and Keith Silver (Alternate). Present for staff: Ralph Blessing, Land Uses Bureau Chief and Vineeta Mathur, Associate Planner.

The Board had a brief discussed on changing the meeting start time from 7:00pm to 6:30pm for as long as these meetings continue through a video meeting format – all were in agreement and so adopted.

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

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

1. **Application 220-23 – RICHARD REDNISS – c/o 22 First Street (Redniss & Mead), Stamford CT., -Text Change** -Proposing to Amend Section 10 (Non-Conforming Uses) by adding a New Subsection “L” to create Special Permit standards for renovation and addition to residential buildings within RM-F zoning district constructed prior to 1984 pursuant to high-rise development standards existing at the time, and are currently nonconforming with regard to density, parking, open space and/or yard requirements.
2. **Application 220-24– SPRUCE CT INVESTORS LLC (Contract Purchaser), 72 Spruce Street, Stamford, CT., - Site and Architectural Plans and /or Requested Uses and a Special Permit** - Applicant is proposing to add new units as well renovate all existing units, update fitness center, community room, roof top terrace and site landscaping. The total units will increase from 89 units to 121 units. The parking lot will also be restriped increasing the parking spaces from 89 to 95 spaces. The site is within the RM-F zoning district.

NOTE: The affidavit for Posting of the Public Hearing” sign for application **220-24** was submitted to staff on July 15, 2020.

NOTE: The Certificate of Mailing for application **220-24** was submitted to staff on July 15, 2020. Chairman Stein read applications **220-23** and **220-24** into the record.

Ms. McManus read the Planning Board recommendation letters both dated July 1, 2020 into the record.

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

PUBLIC SPEAKERS

- Dorothy Robinson – 72 Spruce Street – stated that she has been a resident of Coleman Towers for 20 years, she is a shareholder and secretary to the Board of Directors. She stated that she is very happy living in the building and that the Board of Directors are in favor of the changes being presented tonight.
- Barry Michelson – Idlewood Drive – opposed

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

Mr. Redniss asked that since this project is time sensitive would it be ok with the Board if the conditions of approval could be discussed during the public hearing so that he can answer any questions the Board may have –the Board was in agreement. The Board discussed the conditions of approval and asked Mr. Redniss additional questions and felt satisfied to close the public hearing.

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

Chairman Stein stated that applications **220-23** and **220-24** have been closed.

3. **Application 220-21 – 492 GLENBROOK ROAD LLC, 492 Glenbrook Road (aka 492-494 Glenbrook Road), Stamford, CT., Site and Architectural Plans and/or Requested Uses and a Special Permit,** - Applicant is proposing to adaptively reuse and redevelop the property for a mixed-use development containing a total of 12 units, ground floor commercial space and 21 parking spaces. The development will reuse first floor of existing building, demolish second story, add two stories and add a two story building above parking in the rear. Property is located within the V-C (Village Commercial District).

NOTE: The affidavit for Posting of the Public Hearing” sign for application **220-21** was submitted to staff on July 13, 2020.

NOTE: The Certificate of Mailing for application **220-21** was submitted to staff on July 17, 2020.

Chairman Stein read application **220-21** into the record.

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

Jason Klein with Carmody Torrance Sandak & Hennessey representing the applicant introduced his team and along with his team gave a detailed presentation and answered questions from the Board. Mr. James Maffucci, owner of proposed project also gave a brief presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Christie Fountain – Glenbrook Neighborhood Association member – While in favor and is glad to see that the retail will be staying as that is in line with the concept of the VC District expressed concerns with the number of parking spaces.
- Scott Hollas – Glenbrook Neighborhood Association-Design Review Committee member – While in favor does have concerns pertaining to the second building -objects on the use of vinyl siding, should be same as the front building (Hardy Plank), also would like the first floor of the second lowered.
- Ann Goslin – Glenbrook Neighborhood Association – Design Review Committee – While in favor of the project – is not in favor of vinyl siding for the second building and also would like the first floor of the second building lowered.
- Maryann Smith – stated that her mother owns the stained glass store and expressed concerns with the amount of parking spaces (21 spaces).
- Melanie Hollas – Glenbrook Neighborhood Association -Design review committee – While in favor of the project – is not in favor of vinyl siding for the second building and also would like the elevation lower.
- Shelley Michelson –client of the salon – stated that parking is very difficult and feels that both driveways (not just the southern one) should be widened as it is difficult to pull out onto Glenbrook Road.

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

Mr. Klein addressed the public speaker's concerns, answered additional questions from the Board and gave his closing comments.

- Vinyl Siding “vs” Hardy Plank for the second Building: Mr. Klein stated that this is a cost issue – the difference is around \$50,000.
- Elevation of the second building: If it is possible we will comply with lowering the building, however Mr. Klein stated that this height was based on feedback from the utility company and the sanitation company as a lower height would make it difficult for their trucks to get under the building.
- Parking: Mr. Klein stated that they are in compliance with the parking regulations and also with the elimination of one pedestrian crosswalk two additional on street parking spaces will be created. Mr. Klein also stated that while they will only be widening the

driveway on the southerly side of the building – both driveways will be changed from two way traffic to one way on each side to create a better traffic pattern.

Chairman Stein stated that the Public Hearing for application **220-21** has been closed.

REGULAR MEETING

1. Approval of Minutes: **July 13, 2020:** After a brief discussion a motion was made by Ms. Gwozdzowski, for approval of the minutes as presented tonight, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Quick).

NOTE: Ms. McManus was not in attendance for the July 13, 2020 meeting and therefore unable to vote.

*Ms. McManus made a motion to take the agenda out of order to “Pending Applications” items #4 and #5 applications **220-23** and **220-24**, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski and Quick).*

PENDING APPLICATIONS

4. Application **220-23** – RICHARD REDNISS – c/o 22 First Street (Redniss & Mead), Stamford CT., -Text Change.

Following a brief discussion a motion was made by Mr. Morris for approval of application **220-23**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski and Quick).

5. Application **220-24**– SPRUCE CT INVESTORS LLC (Contract Purchaser), 72 Spruce Street, Stamford, CT., - Site and Architectural Plans and /or Requested Uses and a Special Permit.

Following a brief discussion a motion was made by Ms. McManus for approval of application **220-24** with conditions as discussed and amended tonight, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski and Quick).

Ms. McManus made a motion to return to agenda order, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski and Quick).

Ms. McManus stated that she will be abstaining from the discussion and voting of applications **217-16 (3rd mod)**, **220-17** & **220-18** since she was not in attendance for the public hearing and did not watch the video.

1. 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.

Following a brief discussion a motion was made by Ms. Gwozdzowski for approval of application **217-16 (3rd mod)** with conditions as presented, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Quick).

2. Application **220-17**– RICHARD REDNISS – c/o 22 First Street (Redniss & Mead), Stamford CT., -Text Change.

Following a brief discussion a motion was made by Ms. Gwozdzowski for approval of application **220-17**, seconded by Mr. Quick and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Quick).

3. Application **220-18** - Wescott Apartments DE 1 LLC Et Al (owner) & Wescott Apartments DE 2 LLC (co-owner), 1430 Washington Boulevard, Stamford, CT., – Map Change.

Following a brief discussion a motion was made by Ms. Gwozdzowski for approval of application **220-18**, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Quick).

6. Application **220-21** – 492 GLENBROOK ROAD LLC, 492 Glenbrook Road (aka 492-494 Glenbrook Road), Stamford, CT., Site and Architectural Plans and/or Requested Uses and a Special Permit.

Following a brief discussion a motion was made by Ms. McManus for approval of application **220-21** with conditions as discussed and amended tonight, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

ADMINISTRATIVE REVIEW

1. Request from Transportation Traffic and Parking Bureau to modify the approved streetscape plan for Piave Street associated with **218-48** (EMPIRE STORAGE, LLC, 11 Leon Place- Site & Architectural Plans and/or Requested Uses) in order to widen Piave Street.

NOTE: Ms. Mathur stated that the administrative request for **218-48** has been postponed as the applicant and staff are in continued discussions.

2. **Application 219-14 – SH ATLANTIC, LLC, 1 Atlantic Street, -Site & Architectural Plan and/or Requested Uses and a Special Exception,** Applicant is proposing to convert an existing commercial building into a mixed-use development to consist of seventy-seven (77) dwelling units, ground floor retail and a basement conversion to feature a large bar, private dining room and lounge areas. The site is within the CCN zoning district (***Request for extension of time***).

Chairman Stein read the request into the record.

Following a brief discussion, a motion was made by Ms. McManus for approval of a one year extension of time for application **219-14**, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

3. **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.**

NOTE: Ms. Mathur stated that the administrative request for **217-16 (MOD 2)** has been postponed as the applicant and staff are in continued discussions.

4. **Elite learning Academy LLC – 471 Glenbrook Road** – Applicant is seeking approval to operate a preschool/daycare. The request is for 16 students and would operate between the hours of 7:30am – 5:30pm Monday thru Friday.

Chairman Stein read the request into the record.

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

5. **Application 218-38 – 583 PACIFIC CH LLC, 583 Pacific Street– Site & Architectural Plans and/or Requested Uses, Special Exception & Coastal Site Plan Review, -** Applicant is seeking to develop the property at 583 Pacific Street. Specifically, the applicant will maintain the original two (2) story portion of the existing building and replace the one (1) story annex and the surface parking area with a four (4) story addition and a surface parking area along with site landscaping improvements (***Request for extension of time***).

Chairman Stein read the request into the record.

Following a brief discussion, a motion was made by Mr. Morris for approval of a one year extension of time for application **218-38**, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

ADJOURNMENT

Ms. Gwozdzowski made a motion to adjourn the meeting at 11:10pm, 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 PH 7272020

NOTE:

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