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**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, OCTOBER 5, 2020, AT 6:30 PM EST
THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Joanna Gwozdzowski, Roger Quick & Richard Rosenfeld (Alternate).

Present for staff: Ralph Blessing, Land Use Bureau Chief & Vineeta Mathur, Associate Planner.

Chairman Stein called the meeting to order at 6:30pm.

Chairman Stein stated the Mr. Rosenfeld (Alternate) will be seated in Ms. McManus's absence.

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 also stated that all applications will be heard tonight but will remain open and continued to the October 19, 2020 public hearing. He stated that public will have (3) three minutes each to speak and that the meeting will end at 10:00pm.

NOTE: Zoning Staff received a legal opinion that while the Board of Representative are in the process of appealing the court decision – the Zoning Board must proceed with the Public Hearing of applications **220-26, 220-27, 220-28, 220-29 & 220-30.**

PUBLIC HEARING

NOTE: *ZB Application #220-26 & #220-27 Represent the Eastern Properties.*

1. **Application 220-26 –Woodland Pacific LLC, Walter Wheeler Drive SPE LLC & The Strand/BRC Group LLC; Zoning Map Change** – Applicants are proposing to change the Zoning District for approximately 4.91 acres of property (measured to the centerline of the street) comprising Harbor Point Planned Community Master Units C1, C2 & SD #1, 707 Pacific Street, 25, 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

+/- 4 acre 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.B.11.e (formerly 4.D.15.e), 12.D.1.c & 4.B.11.m.4.c.iv (formerly 4.D.15.m.4.c). The site comprises of Harbor Point Planned Community Master Units C1, C2 & SD #1, 707 Pacific Street, 25, 29, 39, 41 Woodland Avenue.

NOTE: *ZB Application #220-28; #220-29 & #220-30 Represent the Western Properties.*

3. **Application 220-28 –Walter Wheeler Drive SPE, LLC -Text Change,** - Applicant is proposing to amend Article III, Section 9.Q.2.a (formerly 9.J.2.a) to change the references to the Master Plan within the ‘Objectives’ Subsection for South End Redevelopment District-South (SRD-S)
4. **Application 220-29 – Woodland Pacific LLC &Walter Wheeler Drive SPE LLC; Zoning Map Change** -Applicants are proposing to amend the Zoning Map for approximately 2.26 acres of property (measured to the centerline of the street) from RM-F and M-G to SRD-S. The subject property comprises properties including 796 Atlantic Street, 17, 21, 23, 25 & 39 Woodland Avenue.
5. **Application 220-30 – 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 reconfigured Block C2 (approximately 3 acres) with 174 dwelling units and 218 parking spaces within the Harbor Point GDP.

NOTE: The affidavit for “Posting of the Public Hearing” sign for applications **220-26 & 220-27, 220-29 & 220-30** was submitted to staff on September 22, 2020.

NOTE: The Certificate of Mailing for applications **220-26 & 220-27, 220-29 & 220-30** was submitted to staff on September 25, 2020

Chairman Stein read applications **220-26, 220-27, 220-28, 220-29 & 220-30** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter dated September 17, 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 slide show presentation and answered questions from the Board.

Michael LaFlash with Heritage Consulting introduced his team and gave a detailed slide show presentation on how the B & S carting site is compatible with the South End Historic District and also answered questions from the Board.

Mr. Morris suggested that since it could be a few years before the “Western Property” parcel is develop that perhaps there should be some type of open space like a park.

The Board has in the past and again tonight stated that they are not in favor of the proposed use of artificial brick “vs” real brick. They asked for a sample be presented at the next meeting.

The Board would like for the parking lot exhaust system to be directed away from any resident dwelling and asked applicant to come up with a solution to be discussed at the next meeting.

PUBLIC SPEAKERS

- Mr. Robert Katchko, South End business owner – 43 Woodland Ave – opposed
- David Michel, Representative - State of Connecticut –opposed
- Robert Pougé – 200 Henry Street – made comments
- Jeff Sale –Harbor Point resident and business owner – in favor
- Benjamin Henrich – Harbor Point resident - in favor
- Lynn Brooks – Harbor Point resident – while in favor would like to see more open spaces, more retail to create more walkability
- Elizabeth McCauley – South End resident – opposed
- Sue Halpern, Vice President South End NRZ – opposed
- Samantha Farzola – South End property owner - in favor
- Carmine Tomas, South End property owner –has concerns with the building height, noise, exhaust system, drainage and potential flooding
- Sheila Barney, South End property owner – has concerns
- William Hennessey – Carmody Torrance Sandak & Hennessey – requested to read into the record a letter of support from John Nealon and Morgan Machette – South End business owners and residents
- Peter Quigley – South End resident – opposed
- Steve Kratchman – South End resident – in favor

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

Lisa Feinberg requested to give her rebuttal including her reply to the public speakers concerns at the next meeting. The Board was agreed with her request.

Chairman Stein stated that the public hearing for applications **220-26, 220-27, 220-28, 220-29 & 220-30** will be continued to the October 19, 2020 public hearing at 6:30pm to be held via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **September 14, 2020:** After a brief discussion a motion was made by Ms. Gwozdzowski for approval of the minutes as presented tonight, seconded by Ms. Morris and carried on a vote of 4 to 0 (Stein. Morris, Gwozdzowski & Quick).
2. Approval of Minutes: **September 21, 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).

ADJOURNMENT

Ms. Gwozdzowski made a motion to adjourn the meeting at 9:10pm, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Rosenfeld).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 100520

NOTE:

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