

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, OCTOBER 19, 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, Rosanne McManus, Roger Quick, Richard Rosenfeld (Alternate) & Keith Silver (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 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.

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 CONTINUED FROM OCTOBER 5, 2020

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.

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

Lisa Feinberg with Carmody Torrance Sandak & Hennessey representing the applicant introduced her team and answered the questions presented at the last meeting from the Board and the public.

PUBLIC SPEAKERS

- Peter Quigley – Harbor Point Resident – Opposed
- Barry Michelson – Idlewood Drive – Opposed
- Elizabeth McCauley – South End Resident – Opposed
- John Nealon –Harbor Point Resident – In Favor
- Eddie Fitzpatrick – Business Owner – In Favor
- Ted Newkirk – Business Owner - In Favor
- John Track – Member - People Friendly Stamford – In Favor
- Fritz Chery – Harbor Point Resident – In Favor
- Marc Civil – Harbor Point Resident – In Favor
- Carmine Tomas – South End property owner – Opposed
- Andres Hogg - South End business owner – In Favor
- Sue Halpern – VP South End NRZ – Opposed
- Fran Gerety – South End Resident – Opposed
- Marlene Rhome – South End Resident – Opposed
- Jerry Silver – Member – People Friendly Stamford –in Favor
- Chris Dawson – Member – People Friendly Stamford – In Favor
- Michael Gorman – South End business owner – In Favor

- Jonathan Abrado – Stamford Resident – In Favor
- Terry Adams – Opposed to the scale of the building height.
- Roody Tide – Stamford Resident – In Favor
- Jamalie Myle – Stamford Resident – In Favor
- Sheila Barney – South End Resident – Opposed to the scale of the building and the exhaust
- Bennie Jablonski – in Favor
- Maureen Boylan – Save our Boat Yard – Opposed
- David Michel – State Rep – Opposed to the scale of the Building and the air quality

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

Lisa Feinberg addressed the public comments, answered additional questions from the Board and gave her closing comments.

Chairman Stein stated that the public hearing for applications **220-26, 220-27, 220-28, 220-29 & 220-30** has been closed.

PUBLIC HEARING

1. **Application 220 -37 - Wescott Apartments DE 1 LLC ET AL & Wescott Apartments DE 2 LLC, 1430 Washington Blvd, Stamford, CT., - Special Permit, -** Requesting approval to convert approximately 12,000 square feet of existing ground floor office space into nineteen (19) additional residential units including four (4) Below Market Rate units.

NOTE: The affidavit for “Posting of the Public Hearing” sign for application **220-37** was submitted to staff on October 2, 2020.

NOTE: The Certificate of Mailing for application **220-37** was submitted to staff on October 9, 2020.

Chairman Stein read application **220-37** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter dated October 1, 2020 into the record.

Raymond Mazzeo with Redniss & Mead representing the applicant gave a brief presentation and answered questions from the Board.

Mr. Quick brought to the Boards attention that the applicant needs to provide a Sustainability Scorecard for this application. The Board and staff had a brief discussion and it

was decided that the application would be closed tonight and that the applicant would provide said documents prior to a vote.

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 **220-37** has been closed

REGULAR MEETING

1. Approval of Minutes: **October 5, 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).

ADMINISTRATIVE REVIEW

1. **Rising Stars Learning Academy** – Applicant Davette Stephens is requesting administrative approval of the Child Day Care Center use at 71 Stillwater Avenue. The property is in the Village Commercial (V-C) district.

Chairman Stein read the request into the record.

Ms. Mathur presented the request to the Board and stated that there are still questions pertaining to the parking requirements as the requirements are 1 space per staff on a maximum shift along with 1 space per 10 children.

Ms. Davette Stephens gave a brief presentation and answered questions from the Board.

The Board had concerns with the availability of parking spaces vs the amount of (55) children being requested as it does not meet the parking requirements and also did not feel comfortable with a portion of the parking lot being used as the play area.

They asked for the applicant to mark the play area on the survey. Once the applicant provides said information they would like for the Traffic Bureau to review and comment.

This request has been tabled to the November 9, 2020 regular meeting.

NOTE: The Board observed that their next meeting scheduled for **Monday, November 2, 2020** is the night before Election Day, this does not work for most of the members and therefore the November 2, 2020 meeting will be rescheduled for **Monday, November 9, 2020**.

2. **Application 217-44- HERALD REALTY III, LLC, 100 Prospect Street,– Site & Architectural Plans and/or Requested Uses and Special Exception**, Requesting to facilitate the construction of 32 additional dwelling units and associated amenities and building façade changes, in an existing building previously converted from office to primarily residential use on a 40,487± sq. ft. parcel proposed to be in the MX-D Zone, on properties known as 100 Prospect Street ***(Requesting extension of Time)***.

Chairman Stein read the request into the record.

Following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of a one year extension of time for application 217-44, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, McManus & Quick).

3. **Application 214-05 – URBY, 1 Greyrock Place – Parcel 38 & 38B, - Special Exception and Site and Architectural Plans** *(Applicant is requesting a second extension of time for the implementation of the temporary artwork on Block “D”)*.

Chairman Stein read the request into the record.

Lisa Feinberg gave the Board an update on the progress of said project and answered questions from the Board. Chairman Stein was in strong disagreement with this request and wants to see the artwork. This request has been tabled to the November 16, 2020 regular meeting.

Following a lengthy discussion over granting an extension vs installing the art work, the Board requested that the applicant provide a sampling of the proposed art work at the November 9, 2020 regular meeting.

With that this request has been tabled to November 16, 2020.

ADJOURNMENT

Rosanne McManus made a motion to adjourn the meeting at 10:30pm, seconded by David Stein and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, McManus & Quick).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 101920

NOTE:

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