

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, NOVEMBER 9, 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.

PUBLIC HEARING

1. **Application 220-35– 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, - Text Change**, -Proposing to Amend III Section 4.B.7.c (12) *Arterial Streets* to include West Main Street in the list of *Arterial Streets* in the Village Commercial District Regulations.

2. **Application 220-36 – 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, - Map Change**, - Applicant is proposing to rezone properties which are bound by Ann Street to the West, West Main Street to the North and Rose Park Ave to the East from the present zoning districts C-B & R-MF to the Village Commercial zoning district.

NOTE: The affidavit for “Posting of the Public Hearing” signs for application **220-36** was submitted to staff on October 26, 2020.

NOTE: The Certificate of Mailing for application **220-36** was submitted to staff on November 2, 2020.

Chairman Stein read applications **220-35 & 220-36** into the record.

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

William Hennessey and Jason Klein with Carmody Torrance Sandak & Hennessey representing the applicant introduced their team and along with their team gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Charles Ray Miller – Resident of Ann Street – Expressed concerns with the increased traffic should there be any development
- John Bowser – Property owner -Rose Park Avenue – Expressed concerns regarding future new development
- Pastor Ariel – 251 West Main Street – Expressed concerns regarding future new development
- Wanda - Resident of Rose Park Ave – She stated that she did not receive a notice -
Opposed
- Cynthia Bowser – Opposed
- Felipe & Kathy Dossou -21 Rosa Park Ave – Stated that she did not receive a notice -
Opposed
- David Michel – State of CT Representative - Has concerns with the quality of life that these changes could bring.
- Sue Halpern – South End NRZ –Stated her support for the residents of the West Side.
- Patricia Miller – State of CT Representative – Stated that she has heard from many of her constituents and that they have many concerns with the proposed changes.

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

William Hennessey addressed the public comments, answered additional questions from the Board and gave his closing comments.

The Board would like to see what could be built currently both residential and non-residential before they vote - Applicant agreed to prepare this information for the next meeting.

Chairman Stein stated that the public hearing for applications **220-35 & 220-36** will be continued to the **November 16, 2020** Zoning Board meeting at 6:30pm via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **October 19, 2020:** After a brief discussion a motion was made by Mr. Morris for approval of the minutes as presented tonight, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

NOTE: Ms. McManus watched the October 19, 2020 meeting video and therefore is eligible to participate in the discussion and voting of all pending applications.

PENDING APPLICATIONS

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.

Following a brief discussion a motion was made by Ms. McManus for approval of application **220-26**, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski and Quick).

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.

Following a lengthy discussion a motion was made by Ms. McManus for approval of application **220-27** with conditions as discussed and modified tonight, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski and Quick).

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

3. Application 220-28 –Walter Wheeler Drive SPE, LLC -Text Change.

Following a brief discussion a motion was made by Ms. Gwozdzowski for approval of application **220-28**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski and Quick).

4. Application 220-29 – Woodland Pacific LLC, Walter Wheeler Drive SPE LLC.; Zoning Map Change.

Following a brief discussion a motion was made by Ms. Gwozdzowski for approval of application **220-29**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski and Quick).

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.

Following a lengthy discussion a motion was made by Mr. Morris for approval of application **220-30** with conditions as discussed and modified tonight, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

6. Application 220 -37 - Wescott Apartments DE 1 LLC ET AL & Wescott Apartments DE 2 LLC, 1430 Washington Blvd, Stamford, CT., - Special Permit.

Following a brief discussion a motion was made by Mr. Morris for approval of application **220-37** with conditions as discussed and modified tonight, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, McManus, 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.

Chair Stein read the request into the record.

Ms. Mathur stated that the applicant needs to provide an updated plan for the parking spaces and playground area and then once provided will need to be review by TT&P before being presented to the Board.

The Board agreed and this request will be continued until further notice.

2. **Application 219-19 -TC NE METRO DEVELOPMENT INC (contractor vendee), 0 Long Ridge Road (Assessors #003-8215) (Commonly Known as 210 Long Ridge Road), Stamford, CT – Site & Architectural Plans and/or Requested Uses and a Special Exception,** Applicant is seeking to construct a senior living facility consisting of up to 200 senior living apartments with a mix of independent living units and assisted living units. The site is in the C-D zoning district ***(Requesting an 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 to January 22, 2022 for application 219-19, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

ADJOURNMENT

Ms. McManus made a motion to adjourn the meeting at 10:15pm, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 11920

NOTE:

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