

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, NOVEMBER 16, 2020, AT 6:30 PM EST  
THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), 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 Mr. Silver has been seated in Ms. Gwozdzowski'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.

**PUBLIC HEARING CONTINUED FROM NOVEMBER 9, 2020**

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, 3<sup>rd</sup> 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*.
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, 3<sup>rd</sup> 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 V-C zoning district.

Chairman Stein read applications **220-35 & 220-36** into the record and stated that this is a continuation from the November 9, 2020 public hearing.

Chairman Stein stated that they have received many comments including a number of concerns from the neighbors and as a result, feels that the applicant and the neighbors should be given time to meet to try and resolve their concerns before the hearing is closed and the Board takes up a vote. Chairman Stein polled the Board – all were in agreement.

William Hennessey with Carmody Torrance Sandak & Hennessey representing the applicant was also in agreement and asked for ZB staff to coordinate.

Mr. Hennessey stated that at the last meeting the Board asked for the applicant to present to them what could be constructed currently. Mr. Hennessey asked if the Board would like for him to present solely on that question. The Board was in agreement.

Mr. Hennessey gave a brief presentation including a sketch depicting some of the ideas including a single story strip mall with apartments on top and a service station. Mr. Hennessey noted that landscaping would not be a requirement under as-of-right zoning districts. Mr. Hennessey noted that this is not proposed for the site but it is what could be built there if the proposed applicants are not approved.

With that Chairman Stein stated that the public hearing for applications **220-35 & 220-36** will be continued to the **December 7, 2020** Zoning Board meeting at 6:30pm via Zoom video conference.

### **PUBLIC HEARING**

1. **Application 220-38 - CITY OF STAMFORD – ZONING BOARD, 888 Washington 777 Boulevard, Stamford, CT,- Text Change**, Proposing as part of the Omnibus Text Change, an overhaul of Section 7.3, currently named “Special Exception for Historic Buildings”. The new Section 7.3 “Historic Preservation” will be accompanied by several new defined terms related to historic preservation.  
The application was originally filed under Application ZB-219-28. During the referral period, however, numerous comments were received from agencies, boards, commissions and the public that necessitated a thorough revision of this original application. While the scope and intent of the original filing have only minimally changed, many of the tools to be employed to achieve those goals were significantly modified. It seemed, therefore, prudent to reset the process and file a new application.

Chairman Stein read application **220-38** into the record.

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

Mr. Blessing gave a detailed presentation and answered questions from the Board.

### **PUBLIC SPEAKERS**

- Elena Kalman – Architect and member of Historic Preservation Advisory Commission – in favor.

- Michael Moore –VP of Operations - Downtown Special Services District– made a statement and asked if the Board could continue this hearing to give them more time to review the proposed text amendment and answer questions from the downtown business /building owners.
- John Leydon – stated that he is currently working on an application pertaining to section 7.3 and would like for the Board to continue this hearing to give his historical expert more time to review. Mr. Leydon also made a few suggested revisions.
- Sue Halpern – VP Southend NRZ – made a statement and stated that more should be done to protect the historical structures.
- Rick Redniss with Redniss and Mead – Feels more work is needed on this proposal – and is also asking the Board to continue the hearing.
- Judy Norinsky – President of the Historic Neighborhood Association of Stamford – in favor.
- Elizabeth McCauley – South End Resident -emailed in questions –which Mr. Blessing answered.
- Andres Hogg – South End business owner – emailed in his statement -While in favor is asking for the Board to continue the public hearing to give him more time to review.
- Wes Haynes – emailed in questions – which Mr. Blessing answered.

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 **220-38** will be continued to the **December 7, 2020** Zoning Board meeting at 6:30pm via Zoom video conference.

### **REGULAR MEETING**

### **ADMINISTRATIVE REVIEW**

1. **Application 218-47 – Mr. & Mrs. MATTHEW REINHARD, 32 Pulaski Street, Stamford, CT – Site and Architectural Plans and/or Requested Uses, Special Exception and a Coastal Site Plan Review,** Applicant is requesting a Special Exception pursuant to Section 7.3 (Bonus for Historic Buildings) to convert the first floor warehouse into residential. Property is located within the R-MF zone (***Requesting an 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 **218-47**, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Silver).

**NOTE:** Second Extension of Time as been granted to February 12, 2020.

2. **Application 219-22 -STILLWATER AVENUE, LLC, 171 Stillwater Avenue & 0 Stillwater Place – Site & Architectural Plans and/or Requested Uses and a Special Exception, -** Applicant is proposing to demolish the existing structures and construct a residential building containing 36 apartments, ground floor retail and on-site parking ***(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 for application **219-22**, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Silver).

**NOTE:** Extension of Time as been granted to February 11, 2022.

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.

Following a brief discussion a motion was made by Mr. Morris for an extension of time to December 21, 2020 for the applicant to present the proposed artwork to the Board, Seconded by Mr. Silver and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Silver).

### **ADJOURNMENT**

Ms. McManus made a motion to adjourn the meeting at 8:30pm, seconded by Mr. Silver and carried on a vote of 5 to 0 (Stein, Morris, McManus, Quick & Silver).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB PH 111620

### **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).