

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, DECEMBER 7, 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, Joanna Gwozdzowski, 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 CONTINUED FROM NOVEMBER 16, 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, 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*.
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 V-C zoning district.

Chairman Stein read applications **220-35 & 220-36** into the record and stated that these applications will be continued to the **January 11, 2021** public hearing in order to give the applicants representative and the neighbor’s additional time to discuss.

3. **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.

Chairman Stein read application **220-38** into the record and stated that this is a continuation from the November 16, 2020 public hearing.

Ms. Gwozdzowski stated that she watched the video of the November 16, 2020 Board meeting and therefore is able to participate.

PUBLIC SPEAKERS

- Josh Fedeli – Catalyst for Connecticut – Requested continuation of the hearing to give them more time for comments.
- John Bowser – (property owner) – Rose Park Avenue – opposed.
- Peter Quigley – South End resident – opposed.
- Cynthia Bowser- Requested continuation of the hearing to give them more time for comments.
- Elizabeth McCauley – South End resident – Requested continuation of the hearing to give them more time for comments.

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

Chairman Stein then stated that the hearing for this application will be continued to allow for additional public comments. He then outlined the schedule to be as follows:

For the **December 21, 2020** public hearing, written public comments must be sent to staff by **December 14, 2020**, staff will incorporate said comments in the proposed text change, post on the Zoning Board's web page and the Board will discuss at the **December 21, 2020** public hearing.

The public hearing will then be continued to the **January 11, 2021** meeting.

For the **January 11, 2021** public hearing, written public comments must be sent to staff by **January 4, 2021**, staff will incorporate said comments in the proposed text change, post on the Zoning Board's web page and the Board will discuss at the **January 11, 2021** public hearing.

Mr. Quick requested that staff request comments from the Fire Marshall. Staff stated that they will reach out to the Fire Marshall for comments.

With that Chairman Stein stated that the public hearing for application **220-38** will be continued to the **December 21, 2020** Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING

1. **Application 220-42- TRACI SKIADAS, Stamford, CT,- Text Change**, Proposing to Amend Article III, Section 5 (Use Regulations) to change the minimum distance requirement

between package stores from 1500 feet to 1250 feet outside Master Plan Categories 9 & 11.

Chairman Stein read application 220-42 into the record.

Mr. Quick stated that he is a friend of the applicant and family and therefore has recused himself.

Ms. McManus read the Planning Board denial letter dated November 17, 2020 into the record.

Ms. Traci Skiadas, applicant, gave a brief power point presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Attorney David Lasnick -970 Summer Street – representing Kevin Garufi (owner-Four Corners Liquor Store) 7 High Ridge Road – Opposed.
- Chintan Patel (owner) Crazy Grapes, 491 Hope Street – Opposed

Mr. Blessing read a statement from David Kooris – president – Downtown Special Service District.

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

Ms. Traci Skiadas – applicant – made additional comments and gave her closing remarks.

Chairman Stein stated that the public hearing for application **220-42** has been closed.

REGULAR MEETING

1. Approval of Minutes: **November 9, 2020:** After a brief discussion a motion was made by Ms. Gwozdzowski for approval of the minutes as presented tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, McManus & Quick).
2. Approval of Minutes: **November 16, 2020:** After a brief discussion a motion was made by Ms. McManus for approval of the minutes as amended tonight, seconded by Mr. Quick and carried on a vote of 4 to 0 (Stein, Morris, McManus & Quick).

NOTE: Ms. Gwozdzowski was not in attendance for the November 16, 2020 meeting and therefore unable to vote on the minutes.

PENDING APPLICATIONS

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.
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.

Applications 220-35 and 220-36 have been continued to the January 11, 2021 Zoning Board public hearing to be held via Zoom video conference.

3. Application **220-38** - CITY OF STAMFORD – ZONING BOARD, 888 Washington 777 Boulevard, Stamford, CT, - Text Change.

Application 220-38 has been continued to the December 21, 2020 Zoning Board public hearing to be held via Zoom video conference.

4. Application **220-42**- TRACI SKIADAS, Stamford, CT, - Text Change.

Following a lengthy discussion the Board wanted to know, if they approve the distance change, what are the current locations of package stores (excluding mater plan categories 9 and 11) and how many more and when could they be located. Staff will provide a location map to the Board at the December 21, 2020 Zoning Board regular meeting.

With that the vote on application 220-42 has been tabled to the December 21, 2020 Zoning Board regular meeting.

UPDATES AND DISCUSSIONS

Chairman Stein asked for staff to give the Board an update on the violation of Condition 12 of the Gateway approval 217-16 (3rd Mod).

Mr. Blessing gave the Board an update and following a lengthy discussion Mr. Morris made a motion that the applicant is to reopen the 500 commuter parking spaces immediately in the Charter/Gateway parking garage, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 1
Stein – Yes
Morris – Yes
Gwozdzowski – Yes
Quick – Yes
McManus - No

Mr. Blessing stated that he would notify the applicant immediately.

ADJOURNMENT

Ms. McManus made a motion to adjourn the meeting at 8:40pm, 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 120720

NOTE:

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