

**MINUTES OF THE ZONING BOARD SPECIAL  
MEETING AND A REGULAR MEETING ON  
MONDAY, OCTOBER 31, 2022, AT 6:30 PM  
EDT THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary) & Rosanne McManus.

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

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

Chairman Stein stated that this meeting is being conducted through “Zoom” video 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.

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**PUBLIC HEARING CONTINUED FROM SEPTEMBER 28, 2022.**

1. **Application 222-23 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Map Change:** Applicant is proposing to rezone 68 Seaview Avenue from the present R-5 (Multiple Family Medium Density Design District) to proposed RM-1 (Multiple Family, Low Density Design District).
  
2. **Application 222-24 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:** Applicant is proposing to convert the main building, a mostly vacant office building into a predominantly residential multifamily development containing (52) residential units, office space on the second floor and on-site parking. The Marina will be unchanged and continue operations and the boardwalk located on the east of the property will continue to be open for public access.

Chairman Stein read applications **222-23 & 222-24** into the record and stated that the applicant has requested a continuation to the next meeting.

Chairman Stein stated that the public hearing for applications **222-23 & 222-24** will be continued to the **November 21, 2022** Zoning Board meeting at 6:30pm via Zoom video conference.

**PUBLIC HEARINGS**

1. **Opt-Out from provisions of Public Act No. 21-29 with regards to Accessory Dwelling Units.**

Chairman Stein read the application into the record.

Chairman Stein explained the reasons for opting out of Public Act No. 21-29 and asked the Board members if they agree with those reasons and if they supported opting out. All members agreed with the reasons for opting out and were in favor of opting out.

Chairman Stein welcomed Ms. Theresa Dell, Chair of the Planning Board to the meeting and invited her to please feel free to ask questions.

#### **PUBLIC SPEAKERS**

- Michael Battinelli – 225 Culloden Road – in favor of Opting Out
- Paula Waldman -110 Old North Stamford Road – In favor of Opting Out
- Barry Michelson –Idlewood Drive – would like to submit a petition and is in favor of Opting Out
- Paul Arvoy – 59 Lancer Lane – In favor of Opting Out
- Francis Lane – 40 Clinton Avenue- In favor of Opting Out
- Jeff Gatz –Pond Road - In favor of Opting Out
- Esther Marie Giordano -94 Strawberry Hill Ave –Unit 1 – In favor of Opting Out

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 application for Public Act No. 21-29 with regards to Accessory Dwelling Units has been closed.

#### 2. **Opt-Out from provisions of Public Act No. 21-29 with regards to limitations on residential parking requirements.**

Chairman Stein read the application into the record.

Ralph Blessing, Land Use Bureau Chief stated that our parking study is nearly completed and that with respect to the State of Connecticut’s parking study-that the regulation do not provide enough parking. Mr. Blessing stated that the Land Use Bureau supports opting out.

Chairman Stein explained the reasons for opting out of Public Act No. 21-29 and asked the Board members if they agree with those reasons and if they supported opting out. All members agreed with the reasons for opting out and were in favor of opting out.

#### **PUBLIC SPEAKERS**

- Michael Battinelli – 225 Culloden Road – in favor of Opting Out
- Barry Michelson –Idlewood Drive – in favor of Opting Out
- Esther Marie Giordano -94 Strawberry Hill Ave –Unit 1 – In favor of Opting Out
- Jordan Force – 2350 Washing Blvd – Unit 6- made comments

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

Mr. Blessing replied to the speakers questions and answered additional questions from the Board.

Chairman Stein stated that application for Public Act No. 21-29 with regards to limitations on residential parking requirements has been closed.

**REGULAR MEETING**  
**PENDING APPLICATIONS**

1. Opt-Out from provisions of Public Act No. 21-29 with regards to Accessory Dwelling Units.

Chairman Stein made a motion to Opt-Out of Public Act No. 21-29 with regards to Accessory Dwellings Units, seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris & McManus).

2. Opt-Out from provisions of Public Act No. 21-29 with regards to limitations on residential parking requirements.

Chairman Stein made a motion to Opt-Out of Public Act No. 21-29 with regards to limitations on residential parking requirements, second by Ms. McManus and carried on a vote of 3 to 0 (Stein, Morris & McManus).

3. Approval of Minutes: **September 28, 2022:** After a brief discussion, a motion was made by Mr. Morris for approval of the minutes as presented tonight, seconded by Chairman Stein and carried on a vote of 2 to 0 (Stein & Morris).
4. Approval of Minutes: **September 29, 2022:** After a brief discussion, a motion was made by Ms. McManus for approval of the minutes as presented tonight, seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris & McManus).
5. Approval of Minutes: **October 17, 2022:** After a brief discussion, a motion was made by Mr. Morris for approval of the minutes as presented tonight, seconded by Chairman Stein and carried on a vote of 2 to 0 (Stein & Morris).

**NOTE:** Ms. McManus was not in attendance for the **October 17, 2022** meeting and therefore unable to participate in the discussion and the vote.

## **PUBLIC HEARING**

1. **Application 222-30 City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** - Proposing Text Change to Amend Section 9.F. TCD-D Transportation Center Design District. The amendments to the TCD-D are intended to implement the goals of the new Master Plan Category 16 (Transit-Oriented Development District) and various planning study efforts for the train station area.

Chairman Stein read application **222-30** into the record.

Ms. McManus read the Planning Board's referral letter for application **222-30** dated September 30, 2022 into the record.

Ralph Blessing, Land Use Bureau Chief gave a detailed presentation and answered questions from the Board.

### **PUBLIC SPEAKERS**

- Barry Michelson – Idlewood Drive – made comments
- Esther Marie Giordano – 94 Strawberry Hill Ave – Unit 1– made comments
- Jeff Gatz - Pond Road – had questions

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

Mr. Blessing replied to the speakers questions, answered additional questions from the Board and gave his closing comments

Chairman Stein stated that application **222-30** has been closed.

## **REGULAR MEETING**

### **PENDING APPLICATIONS**

1. **CSPR 1156 – Karen Jordon, 102 Soundview Avenue, Stamford, CT** –Proposing to install/replace fencing and replace front steps. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1156** into the record.

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

Following a brief discussion, a motion was made by Ms. McManus for approval of application **CSPR 1156** with conditions prepared by EPB Staff dated October 14, 2022, conditions prepared by Engineering Staff dated August 26, 2022 and additional conditions in an email dated October 28, 2022 and conditions prepared by DEEP dated September 1, 2022, seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris & McManus).

2. **CSPR 1109 – MOD – Bicoastal Holdings, LLC, 110 Davenport Drive, Stamford, CT.,**  
Applicant is requesting a modification to Condition #3 of the approval to say “The HVAC Unit which was installed without a CSPR shall be raised to 1 foot above the Base Flood Elevation as a condition of the CSPR approval”. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1109 –MOD** into the record.

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

Following a brief discussion, a motion was made by Mr. Morris for approval of application **CSPR 1109-MOD** with conditions prepared by EPB Staff dated October 26, 2022, seconded by Ms. McManus and carried on a vote of 3 to 0 (Stein, Morris & McManus).

3. Application 222-23 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Map Change:

**Application 222-23 has been continued to the November 21, 2022 Zoning Board Meeting.**

4. Application 222-24 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:

**Application 222-24 has been continued to the November 21, 2022 Zoning Board Meeting.**

5. Application 222-30 City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **222-30** as discussed and amended tonight, seconded by Ms. McManus and carried on a vote of 3 to 0 (Stein, Morris & McManus).

### **ADMINISTRATIVE ITEMS**

1. Application 220-21 – 492 Glenbrook Road LLC, 492 Glenbrook Road (aka 492-494 Glenbrook Road), Stamford, CT., Site and Architectural Plans and/or Requested Uses and a Special Permit. (Request for modification of the floor height requirement for Ground Floor Residential unit per Section 4.B.7.d(2)(p).

Chairman Stein read the request into the record and stated that the applicant has asked for that their request be continued.

Ms. Mathur stated that staff has given the applicant comments which they have not responded to.

Chairman Stein stated that this item will be continued to the **November 21, 2022** Zoning Board meeting at 6:30pm via Zoom video conference.

**NOTE:** Ms. McManus stated that she watched the Zoning Board Oct 17, 2022 meeting video pertaining to this request.

**ADJOURNMENT**

Ms. McManus made motion to adjourn the meeting at 8:58pm, seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris & McManus).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

Zagenda 10312022-Special Meeting