

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, DECEMBER 5, 2022, AT 6:30 PM
ET THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Rosanne McManus, Alejandro Knopoff & Racquel Smith-Anderson (Alternate)
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.

Ms. Smith-Anderson was seated as a regular member for the meeting.

Mr. Morris made a motion to take the agenda out of order to start with Public Hearing Application 221-24, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Knopoff & Smith-Anderson).

PUBLIC HEARING

2. **Application 221-24– Old Town Square LLC, 160 Atlantic Street, Stamford, CT.,- Site and Architectural Plans and/or Requested Uses and Special Permit-** Applicant is proposing to maintain the existing building (formerly used as a bank) and add 9 additional stories for an 11 story hotel containing 82 rooms and 10 suites with a ground floor restaurant, banquet/meeting rooms and a roof-top patio.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **221-24** was submitted to staff on **November 18, 2022.**

NOTE: The Certificate of Mailing for application **221-24** was submitted to staff on **November 30, 2022.**

Chairman Stein read application **221-24** into the record.

Mr. Morris read the Planning Board’s referral letter for application **221-24** dated **revised January 11, 2022** into the record.

John Leydon representing the applicant introduced his team, gave a detailed presentation and answered questions from the Board.

The Board was not in favor of the design at the rear of the building which will contain the loading dock, trash dumpsters, electrical transformers and the guest entrance – they have request a redesign.

PUBLIC SPEAKERS

- Michael Moore – Downtown Special Service District– In Favor
- Sue Halpern – 30 Elmcroft Road – Questions pertaining to the landscaping plan
- Judy Norinsky –President, Historic Neighborhood Preservation - Questions as to why this building will not be on the Cultural Resources Inventory List.
- William Hennessey – with Carmody Torrance Sandak Hennessey representing Stamford Town Center, LLC, requested for the application to be continued to give them time to review.
- Kathy Kligler – 21 Friar Tuck Lane – Questions and Concerns
- Susan Bell – Hope Street – Concerns with the traffic impact, off-site parking and Veterans Park being over utilized.

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

Mr. Leydon replied to the public speakers question and answered additional questions from the Board.

Mr. Blessing replied to Ms. Norinsky’s question – Mr. Blessing stated that the building could be added to the CRI list – for this to happen it would have to be reviewed by HPCA and the owner of the building would have to agree to be placed on the CRI list.

Also it could be a consideration for the Zoning Board to add a condition for this building to be added to the CRI List.

The Board requested the following from the applicant to be presented at the next meeting:

- Updated Traffic Report -re dated –marked as final and to reflect the changes made
- Renderings of the South Facade Wall to show what it will look like if restored and not restored
- Draft Parking Agreement with the Bell Street garage
- Verification of the walking distance from the proposed hotel to the Bell Street garage and if the route to the garage is ADA accessible.
- EV charging stations at the Bell Street garage –are they any, and if so, how many (if there is shared parking then 5 charging stations are required)
- Follow up letter from HPAC confirming that the changes they requested were made and that they are satisfied
- Revised elevation with full brick mark
- Revisions to the rear of the building.
- Planting plan –provide size of trees at the time of planting and at maturity

Chairman Stein stated that application **222-24** will be continued to the **December 12, 2022** Zoning Board meeting at 6:30pm via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **November 21, 2022**: After a brief discussion, a motion was made by Mr. Knopoff for approval of the minutes as discussion and amended tonight, seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Stein, Morris, Knopoff & Smith-Anderson).

NOTE: Chairman Stein stated that Ms. McManus has left the meeting at 9:06pm.

PENDING APPLICATIONS

1. **CSPR 1151 – Operation MLC, LLC, 280 Ocean Drive East, Stamford, CT** – Proposing to construct a new single family dwelling, pool, cabana, driveway, landscaping, utilities, sewer, drainage and steps down to the tidal area. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1151** 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 1151** with conditions prepared by EPB Staff dated November 23, 2022, conditions prepared by Engineering Staff dated August 5, 2022, conditions prepared by DEEP dated August 17, 2022 and additional comments from DEEP dated September 23, 2022, seconded by Mr. Knopoff and carried on a vote of 4 to 0 (Stein, Morris, Knopoff & Smith-Anderson).

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.

Ms. Mathur presented the updated changes to the façade and the elevation renderings and answered questions from the Board.

Following a brief discussion, a motion was made by Mr. Knopoff for approval of the modifications with the conditions dated December 5, 2022, seconded by Mr. Morris and carried on a vote of 3 - 0 -1:

Mr. Stein – Approved
Mr. Morris – Approved
Mr. Knopoff – Approved
Ms. Smith-Anderson – Abstained

Mr. Morris made a motion to return to agenda order, seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Stein, Morris, Knopoff & Smith-Anderson).

NOTE: Chairman Stein stated that Mr. Knopoff has left the meeting at 9:22pm.

PUBLIC HEARING

1. **Application 222-34 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** - Proposing a Text Amendment to add a new Section 19.H for Administrative Approvals and to move the standards for Swim and Tennis Clubs from Section 19.C (Special Permits) to Section 5.E (Use Regulations).

Chairman Stein read application **222-34** into the record.

Mr. Morris read the Planning Board’s referral letter for application **222-34** dated **November 23, 2022** into the record.

Ralph Blessing, Land Use Bureau Chief gave a detailed presentation and answered questions from the Board regarding text dated **REVISED 12-2-2022**.

PUBLIC SPEAKERS

- Barry Michelson – Stamford Neighborhood Coalition Association - Made comments

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

Chairman Stein stated that application **222-34** has been closed.

PENDING APPLICATIONS

2. **Application 222-34 -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 **222-34** dated **REVISED 12-2-2022**, seconded by Ms. Smith-Anderson and carried on a vote of 3 to 0 (Stein, Morris & Smith-Anderson).

3. Application 221-24 - Old Town Square LLC, 160 Atlantic Street, Stamford, CT,- Site and Architectural Plans and/or Requested Uses and Special Permit

Application 221-24 has been continued to the December 12, 2022 Zoning Board Meeting.

ADMINISTRATIVE ITEMS

2. **Application 213-31 – Seaside Real Estate Group, LLC, 108 Seaside Avenue, Site & Architectural Plans and/or Requested Uses, Special Exception and Coastal Site Plan Review**, proposes to construct a 17 residential unit, 11,459 s.f. development located on properties known as 108, 114, 116 and 118 Seaside Avenue in an R-5 zone covering approximately 0.785 acres. Proposed demo of two existing buildings and construction of 4 new buildings with site and landscaping improvements (***Request to remove Condition #18 which requires an owner occupancy level of at least 70% for the condominium***).

Chairman Stein read the request into the record

Ms. Mather gave a brief overview of the request.

Lisa Feinberg with Carmody Torrance Sandak Hennessey representing the applicant answered questions from the Board.

Following a brief discussion, a motion was made by Ms. Smith-Anderson for approval to remove Condition #18 from the Certificate of Decision, seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris & Smith-Anderson).

UPDATES & DISCUSSIONS

1. **Commuter parking at 650 Atlantic Street** – Update on signage.

Chairman Stein read the item into the record.

Ms. Mathur stated that BLT is willing to post signage along Atlantic Street to encourage people to park at 650 Atlantic Street and will continue to work with the City of Stamford's TT&P Bureau. The Board has requested to see the signage size and signage text. The Board would like signs to also be posted on Washington Blvd. Ms. Mathur will continue to work with BLT and TT&P and update the Board at the **December 12, 2022** regular Zoning Board Meeting.

2. **Coastal Site Plan Review procedure** Discussion regarding simplification of approval process.

Chairman Stein read the item into the record.

Ms. Mathur gave a detailed update on the information she has obtained and answered questions from the Board.

The Board has asked for Ms. Mathur to work on a Text Amendment that would streamline the process of the Coastal Site Plan Review application process.

ADJOURNMENT

Ms. Smith-Anderson made motion to adjourn the meeting at 10:29pm, seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris & Smith-Anderson).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

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