

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, JANUARY 9, 2023, AT 6:30 PM
ET THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: William Morris (Acting Chair), Rosanne McManus (Acting Secretary), Alejandro Knopoff, Gerald Bosak & Racquel Smith-Anderson (Alternate).
Present for staff: Ralph Blessing, Land Use Bureau Chief & Vineeta Mathur, Principal Planner

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

Ms. Mathur stated that this meeting is being conducted through “Zoom” video conference. She 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.

Acting Chairman Morris stated that we have a new member Gerald Bosak, and he welcomed Mr. Bosak to the Board.

Ms. Smith-Anderson was seated as a regular member in Mr. Stein’s absence.

PUBLIC HEARING CONTINUED FROM DECEMBER 12, 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.

Acting Chairman Morris read applications **222-23 & 222-24** into the record and stated that the applicant has requested a continuation. Rachel Breslin with Carmody Torrance Sandak Hennessey representing the applicant also made a brief statement.

Acting Chairman Morris stated that the public hearing for applications **222-23 & 222-24** will be continued to the **February 6, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING CONTINUED FROM DECEMBER 12, 2022.

1. **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.

Acting Chairman Morris read application **221-24** into the record and stated that the applicant has requested a continuation. Attorney John Leydon representing the applicant also made a brief statement.

Acting Chairman Morris stated that the public hearing for application **221-24** will be continued to the **January 23, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING CONTINUED FROM DECEMBER 12, 2022.

1. **Application 222-35- Richard W. Redniss (22 1st Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change** – Proposing to Amend Section 4.B.1e (RA-3, RA-2, RA-1 Single Family Districts, Very Low Density) and 4.B.2.d (R-20, R-10, R-7 ½ Single Family District, Low Density) regulations to allow front yard setbacks to be 50% of the requirement when new lots created by a subdivision are impacted by a FEMA Flood zone and/or inland wetlands.

Acting Chairman Morris read application **222-35** into the record.

Richard Redniss with Redniss & Mead representing the applicant introduced he team, gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Len D’Andrea – with Rocco V. D’Andrea, Inc - Made a statement and had several questions
- Barry Michelson – Has some concerns

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

Mr. Redniss replied to the public speaker’s questions and concerns and also gave his closing comments.

Acting Chairman Morris stated that application **222-35** has been closed.

PUBLIC HEARING

1. **Application 218-18 (MOD) – Arrow Alternative Care #3 Inc., 806 East Main Street-Special Permit**, - Applicant is proposing to amend the Special Permit (ZB 218-18) application to convert the approved Medical Marijuana Dispensary into Hybrid Retail pursuant to CT Public Act 21-1.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **218-18 (MOD)** was submitted to staff on **December 30, 2022**.

NOTE: The Certificate of Mailing for application **218-18 (MOD)** was submitted to staff on **December 28, 2022**.

Acting Chairman Morris read application **218-18 (MOD)** into the record.

Ms. McManus read the Planning Board's referral letter for application **218-18 (MOD)** dated **December 14, 2022** into the record.

Meaghan Miles with Carmody Torrance Sandak Hennessey representing the applicant introduced her team, gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Kindrea Walston- Board of Representative District 9– Has concerns and questions
- Sue Halpern – Has concerns and questions
- James Welch - 850 East Main Street – Has concerns with the possible traffic impact

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

Ms. Miles and her team replied to the public speaker's questions and concerns.

Acting Chairman Morris stated that application **218-18 (MOD)** has been closed.

REGULAR MEETING

1. Approval of Minutes: **December 5, 2022:** After a brief discussion, a motion was made by Ms. McManus for approval of the minutes as presented tonight, seconded by Ms. Smith-Anderson and carried on a vote of 4-0-1 as follows:

Morris – Yes

McManus – Yes

Knopoff – Yes

Smith-Anderson – Yes

Bosak – Abstained

2. Approval of Minutes: **December 12, 2022:** After a brief discussion, a motion was made by Ms. McManus for approval of the minutes as presented tonight, seconded by Mr. Knopoff and carried on a vote of 3-0-2 as follows:

Morris – Yes

McManus – Yes

Knopoff – Yes

Bosak – Abstained

Smith-Anderson – Abstained

PENDING APPLICATIONS

1. **CSPR 1162 – Chris Fitzgerald, 26 Auldwood Road, Stamford, CT** – Proposing to add a second floor, add to and renovate areas of the first floor and add front and rear roofed porches. Property is located within the CAM boundary.

Acting Chairman Morris read application **CSPR 1162** 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. Knopoff for approval of application **CSPR 1162** with conditions prepared by EPB Staff dated November 15, 2022, conditions prepared by Engineering Staff dated November 8, 2022 and conditions prepared by Deep dated November 15, 2022, seconded by Ms. McManus and carried on a vote of 5 to 0 (Morris, McManus, Knopoff, Bosak & Smith-Anderson).

2. **CSPR 1163 – Terrence Green, 38 Kenilworth Drive East, Stamford, CT** – Proposing to remodel and extend existing dwelling to consist of a rear addition, expand existing garage with 2nd floor bedroom, front entry and new rear deck. Property is located within the CAM boundary.

Acting Chairman Morris read application **CSPR 1163** 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 1163** with conditions prepared by EPB Staff dated December 1, 2022, conditions prepared by Engineering Staff dated December 1, 2022 and conditions prepared by Deep dated December 2, 2022, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Morris, McManus, Knopoff, Bosak & Smith-Anderson).

Ms. McManus made a motion to take the agenda out of order to “Administrative Review”, seconded Mr. Knopoff and carried on a vote of 5 to 0 (Morris, McManus, Bosak, Knopoff & Smith-Anderson).

ADMINISTRATIVE ITEMS

1. **Application 221 -29 -South End Pacific LLC (Contract Purchaser), 648, 670, 686 & 690 Pacific Street and 171 Henry Street, Stamford, CT -Coastal Site Plan Review, Site & Architectural Plans and/or Requested Uses and a Special Permit:** Applicant is proposing a redevelopment that will include (a) preserving and repurposing the historic firehouse with a mix of retail, commercial and/or residential uses; (b) preserving and maintaining the existing 2 family home at 171 Henry Street; (c) preserving and maintaining the existing Tabernacle of Grace Church; and (d) creating a new six story residential building with retail, covered parking and 61 new apartments ***(Requesting an extension of time)***.

Acting Chairman Morris read the request into the record and following a brief discussion a motion for extension of time was made by Mr. Knopoff, seconded by Ms. McManus and carried on a vote of 5 to 0 (Morris, McManus, Knopoff, Bosak & Smith-Anderson).

NOTE: The new expiration date will be **February 23, 2024**.

Ms. McManus made a motion to return to agenda order, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Morris, McManus, Bosak, Knopoff & Smith-Anderson).

PENDING APPLICATIONS

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

Application 222-23 has been continued to the February 6, 2023, 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 February 6, 2023, Zoning Board Meeting.

5. **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 January 23, 2023, Zoning Board Meeting.

6. Application **222-35**- Richard W. Redniss (22 1st Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change.

Following a brief discussion, a motion was made by Mr. Knopoff for approval of application **222-35** as discussed and amended tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Morris, McManus, Knopoff, Bosak & Smith-Anderson).

NOTE: Mr. Knopoff had to leave the meeting at 9:50pm

7. Application **218-18 (MOD)** – Arrow Alternative Care #3 Inc., 806 East Main Street-Special Permit.

Application 218-18 (MOD) has been closed and will be placed on the January 23, 2023 Zoning Board Meeting agenda for discussion and vote.

UPDATES & DISCUSSIONS

1. **Waterfront Magee Ave – 205 Magee Ave** – Status update on the Boat Yard storage facility.

Acting Chairman Morris read item into the record.

Ms. Mathur stated that DEEP is still reviewing and will need more time.

Acting Chairman Morris asked for this item to be placed on the **February 6, 2023** agenda.

ADJOURNMENT

Acting Chairman Morris adjourn the meeting at 10:03pm.

Respectfully submitted,

Rosanne McManus (Acting Secretary)
Stamford Zoning Board

ZB PH 01092023