

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, FEBRUARY 6, 2023, AT 6:30 PM
ET 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.

PUBLIC HEARING CONTINUED FROM JANUARY 9, 2023.

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. William Hennessey with Carmody Torrance Sandak Hennessey representing the applicant requested a continuation until the meeting March 13, 2023 meeting.

Chairman Stein stated that the public hearing for applications **222-23** & **222-24** will be continued to the **March 13, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING

1. **Application 222-32 –CP VIII 100 Clinton, LLC, 0,100,102 Clinton Avenue, 29, 31, 37, 41 Division Street, and Parcel N-1 (“Block A”) and 75,79,99,101,107,113 Clinton Avenue**

and 0,1,4,6,10,17,19,25 Division Street (“Block B’) (collectively, the “Property”).

Applications for General Development Plan, Site and Architectural Plans and/or

Requested Uses, Coastal Site Plan Review and a Special Permit - Proposing to construct two residential buildings totaling 471 units with 453± total parking spaces and associated amenities, landscaping, drainage, utility infrastructure and a Special Permit pursuant to Section 12.A.3 to allow the following:

- 1) A two (2) way ramp-width within the Block A parking levels of 22’; without a 2’ center divider or 1’ curb on either side; and
- 2) A two (2) way ramp-width within the Block B parking levels of 20.4’without a 2’ center divider or 1’ curb on either side). The property is located within the CAM boundary.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **222-32** was submitted to staff on **January 28, 2023**.

NOTE: The Certificate of Mailing for application **222-32** was submitted to staff on **January 30, 2023**.

Chairman Stein read application **222-32** into the record.

Ms. McManus read the Planning Board’s referral letter for application **222-32**, dated **January 21, 2023** into the record.

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

PUBLIC SPEAKERS

- David Kooris – President Downtown Special Services District – In Favor
- Nettie Compton – President & CEO -Mill River Collaborative – In Favor
- Sue Halpern – 30 Elmcroft Road -Had questions
- Portia Berrey -69 Clinton Ave Unit 2G – Had questions
- Cynthia Bowser – 30 Rose Park Ave – Had questions
- Jeanette Bilicznianski- Idlewood Drive – Had questions
- James Walling -110 Mapletree Ave – Made Statement
- Heather Cavanagh –President & CEO -Stamford Chamber of Commerce -In Favor
- Monika Twal – 37 Hanrahan Street- Made Statement and had questions – Opposed
- Susan Bell – Hope Street – Made Statement – Opposed

Ms. Feinberg replied to the public speakers’ questions/concerns and answered additional questions from the Board.

The Board request the following items:

- Rendering of Clinton Avenue Frontage on Block A
- Planting Plans in color
- Revised Jay Kline letter changing date of plans to latest plan date

- Street Tree chart starting with the full frontage and showing the calculations for fee in lieu and deposits
- Completed planting charts showing which plants are native
- Revised Traffic Study dated 11/28/22 – (black lined to show changes from September 2022 report)
- Dated Sustainability Score Card
- Condition 13 of the General Development Plan - regarding the right turn lane-applicant will discuss with Transportation Traffic & Parking
- Rezoning of CG zone to MRD zone – provide map with calculation showing 50% was rezoned

Chairman Stein stated that the public hearing for application **222-32** will be continued to the **February 27, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **January 23, 2023**: After a brief discussion, a motion was made by Mr. Morris for approval of the minutes as presented tonight, seconded by Ms. McManus and carried on a vote of 3 to 0 (Stein, Morris & McManus).

PENDING APPLICATIONS

1. **CSPR 1165 – One Elmcroft Stamford LLC, 126 Elmcroft Road (Parcel 000-7963), Stamford, CT** – Proposing to remove an existing 9,500±sf enclosed atrium, asphalt walkways, and a concrete patio. In place of the existing atrium to be removed, applicant is proposing to construct a new, one story 8,900±sf space attached to the existing 6-story office building, an associated patio area, and other related landscaping and site work. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1165** into the record.

Ms. Mathur gave a brief presented the application to the Board and answered questions.

Following a brief discussion, a motion was made by Ms. McManus for approval of application **CSPR 1165** with conditions prepared by EPB Staff dated **January 27, 2023**, conditions prepared by Engineering Staff dated **January 6, 2023** and conditions prepared by DEEP dated **January 11, 2023**, seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris & McManus).

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

Application 222-23 has been continued to the March 13, 2023, Zoning Board Meeting.

3. 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 March 13, 2023, Zoning Board Meeting.

4. Application 222-32 –CP VIII 100 Clinton, LLC, 0,100,102 Clinton Avenue, 29, 31, 37, 41 Division Street, and Parcel N-1 (“Block A”) and 75,79,99,101,107,113 Clinton Avenue and 0,1,4,6,10,17,19,25 Division Street (“Block B’) (collectively, the “Property”). Applications for General Development Plan, Site and Architectural Plans and/or Requested Uses and a Coastal Site Plan Review.

Application 222-32 has been continued to the February 27, 2023, Zoning Board Meeting.

UPDATES & DISCUSSIONS

1. **Commuter Parking at 650 Atlantic Street** – Review the required BLT free parking signs.

Chairman Stein read the request into the record.

Ms. Mathur gave the Board an update that the old signs were removed and that the new signs have been installed.

ADJOURNMENT

Ms. McManus made motion to adjourn the meeting at 9:48pm, seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris & McManus).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 02062023