

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, APRIL 3, 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, Gerald Bosak & 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.

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Chairman Stein stated that Ms. Smith-Anderson (Alternate) will be seated as a voting member.

**PUBLIC HEARING CONTINUED FROM MARCH 27, 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 and stated that the applicant has requested a continuation to the April 24, 2023 meeting.

Meaghan Miles with Carmody Torrance Sandak Hennessey concurred with Chairman Stein that yes, they would like a continuation to the **April 24, 2023** meeting.

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

1. **Application 222-37- TR Broad II, LLC and 122-124 Broad Street, LLC, 122-124 Broad Street, 136 Broad Street and 0 Broad Street, Stamford, CT – Amended Application for a Special Permit** – Applicant is proposing to construct a residential apartment building to contain 198 dwelling units, on-site parking, residential amenities and 5,680 sf of street level retail.

Chairman Stein read application **222-37** into the record and stated that there will be a hard stop at 8:30pm for this application and that it will be continued to the **April 24, 2023** meeting.

Michael Cacace with Cacace, Tusch & Santagata representing the applicant, introduced his team, gave a detailed presentation and answered questions from the Board.

Frank Petise, Transportation Bureau Chief made a statement that they have worked with the applicant and are satisfied – in support

**The Board requested the following items for the April 24, 2023 meeting:**

- New parking plan to reflect 20 EV charging parking spaces, 20 valet parking spaces and to also show the parking gates.
- Analysis from Propark
- Update of the possibility of an easement with the neighboring owner
- Color materials – hard copies
- Affordability plan
- Street trees plan showing frontage, number of trees required, number being provided and the resulting fee-in lieu with the deposit that will be provided.
- Color landscaping map showing Broad Street frontage with the street trees and the landscaping for the fourth floor level.
- Usable open space showing the measurements for each open space.
- Photometric plan
- Chart showing the total development rights that are being transferred to the applicant, how much are being used and what's the remainder.
- Pedestrian under pass design plan along with color renderings of the walkway.

Chairman Stein stated that the public hearing for application **222-37** will be continued to the **April 24, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

**REGULAR MEETING**

**PENDING APPLICATIONS**

1. **Application 223-06- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change.**

Mr. Blessing stated that the text was referred out to the Law Department and that they have suggested that some of the changes to the mural regulations need to be researched.

Mr. Blessing suggested that based on their discussion with the Law Department that they strike the mural regulations from the proposal and vote on the remained of the text – the Board was in agreement.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **223-06** as discussed and amended tonight, seconded by Mr. Bosak and carried on a vote of 4 to 1 as follows:

Mr. Stein –yes

Mr. Morris – yes

Ms. McManus – yes

Mr. Bosak – yes

Ms. Smith-Anderson – abstained

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

**NOTE: Applications 222-23 and 222-24 will be continued to the April 24, 2023 public hearing.**

4. Application **222-37**- TR Broad II, LLC and 122-124 Broad Street, LLC, 122-124 Broad Street, 136 Broad Street and O Broad Street, Stamford, CT – Amended Application for a Special Permit

**NOTE: Application 222-37 will be continued to the April 24, 2023 public hearing.**

#### **ADMINISTRATIVE REVIEW**

1. Application **213-44** – Rich Cappelli Associates, LLC & Louis R. Cappelli Family LTD. Partnership II,- Special Exception, Site & Architectural Review and Coastal Site Plan Review, ***-Requesting an extension of time pertaining to condition #5 fee-in-lieu.***

Chairman read the request into the record.

Nicholas Vitti with Murtha Cullina Attorneys at Law representing the applicant and Noel Cooke, owner/representative of St John’s Towers gave a brief overview on how the process is moving along, the request being presented tonight and answered questions from the Board.

Chairman stein suggested that the funds go back into the Affordable Housing Trust Fund (AHTF) and that the applicant can come back to the AHTF if/when they need the funds. The Board began a lengthy discussion. No decisions were made. The Board asked the applicant if they could come back at the next meeting and provide any information on projects that are in the discussion stage where these funds will be needed. Mr. Vitti and Mr. Cooke were in agreement.

Chairman Stein stated that application **213-44** will be continued to the **April 24, 2023** Zoning Board regular meeting at 6:30pm via Zoom video conference.

2. Application **218-19** – FDAP 873 Lennar Multifamily Communities, LLC,, 885 Washington Boulevard (currently known as 873 Washington Boulevard), Site and Architectural Plans and/or Requested Uses, Special Exception and Coastal Site Plan Review, - **Requesting an extension of time pertaining to condition #6 fee-in-lieu.**

Chairman read the request into the record.

Following a brief discussion, a motion was made by Ms. McManus for an extension of time to March 27, 2024, seconded by Mr. Morris and carried on a vote of 4 to 1 as follows:

Mr. Stein –yes

Mr. Morris -yes

Ms. McManus-yes

Ms. Smith-Anderson –yes

Mr. Bosak –opposed

**NOTE:** The new expiration date will be **March 27, 2024.**

3. Application **223-01**- Continental Family Holdings, LLC & Wings Manager, LLC, 50 Barry Place, Stamford, CT, – Site & Architectural Plans and/or Requested Uses and a Special Permit, - **Requesting approval of the draft Transportation Demand Management /Parking Management Plan per condition 12.**

Chairman Stein read the request into the record.

Following a brief discussion, a motion was made by Mr. Bosak for approval of the Transportation Demand Management/Parking Plan dated March 2023 per condition 12, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

4. Application **220-24**– SPRUCE CT INVESTORS LLC (Contract Purchaser), 72 Spruce Street, Stamford, CT., - Site and Architectural Plans and/or Requested Uses and a Special Permit - **Requesting approval of the Parking Management Plan for 72 Spruce Street, pursuant to Condition 5 of the Certificate of Approval.**

Chairman Stein read the request into the record.

Raymond Mazzeo with Redniss & Mead representing the applicant gave a brief presentation and answered questions from the Board.

Following a brief discussion, a motion was made by Mr. Morris for approval of the Parking Management Plan per condition 5, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

### **UPDATES & DISCUSSIONS**

1. West Beach Boat Ramp – Staff provided an update on where the project stands.

Chairman Stein read the item into the record.

Ms. Mathur gave a brief update – the Board did not have any questions.

### **ADJOURNMENT**

Ms. Smith-Anderson made motion to adjourn the meeting at 9:30pm, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

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