

**MINUTES OF THE ZONING BOARD PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, MAY 22, 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 6:39pm.

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 a member of the public suggested that we have a Spanish interpreter for this meeting – which we have for tonight and instructions were given on how to get to that site.

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

**PUBLIC HEARING CONTINUED FROM APRIL 24, 2023**

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 a 11 story hotel containing 82 rooms and 10 suites with a ground floor restaurant, banquet/meeting rooms and a roof-top patio.

Chairman Stein read application **221-24** into the record and stated that the applicant has requested a continuation to **June 26, 2023**.

Attorney John Leydon representing the applicant concurred with Chairman Stein that yes, they would like a continuation to the **June 26, 2023**, meeting.

**The Board requested the following items from the Applicant for the June 26, 2023 meeting:**

- Southside facade elevation including the windows.
- Updated Traffic circulation turning movement plan.
- Plan A-1 – Ground floor – updated to show new entrance.
- Updated Landscape Plan / Patio Plan.
- Letter from HPAC asking the applicant to make changes to the plans and to resubmit to them – was that done – check.

- Updated Traffic report and marked any changes –(blackline).
- Verify if the Bell Street garage was within 500 feet and if it there is an ADA compliance route.
- Revised elevations to show full with brick which was requested by HPAC
- Mark up of all four views.

**The Board requested the following items from the Staff for the June 26, 2023 meeting:**

- Staff to provide and updated parking agreement.
- Staff to check If there are EV stations in the Bell Street garage and if so, can they provide the required 5 spaces.

Chairman Stein stated that the public hearing for application **221-24** will be continued to the **June 26, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

*A motion was made by Ms. McManus to take the agenda out of order to “Public Hearing” Application **223-15**, seconded by Mr. Bosak and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).*

**PUBLIC HEARING**

1. **Application 223-15 – Sweetspot Stamford LLC and A &F High Ridge LLC, 111-123 High Ridge Road, Stamford, CT –Special Permit**, Applicant is seeking approval to operate a boutique hybrid cannabis dispensary providing service to both qualified medical cannabis patients and adult-use consumers. Property is located within the C-N Zone.

**NOTE:** The Affidavit for Posting of the Public Hearing signage for application **223-15** was submitted to staff on **May 8, 2022**.

**NOTE:** The Certificate of Mailing for application **223-15** was submitted to staff on **May 15, 2023**.

Chairman Stein read application **223-15** into the record.

Ms. McManus read the Planning Board’s referral letter for application **223-15**, dated **April 20, 2023**, into the record.

Attorney 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**

- Angel Rivera – 1201 Washington Blvd – In Favor
- Gina ? - 300 Seaside Ave – Opposed
- Paula Waldman – 110 Old North Stamford Road – Opposed
- Jennifer ? – 100 Hoyt Street, Apt 4J – In Favor
- Jennifer Edwards – 91 Rachele Ave – Opposed

- David ? – 100 Blachley Road – In Favor
- Victoria Newman – President of Greenwich Education Group - 201 High Ridge Road – Opposed
- Ria Iparraguirre -57 Halpin Ave – Opposed
- Paul Arvoy - 59 Lancer Lane – Opposed
- Jonathan Rubin – 992 Stillwater Road – In Favor
- Rebecca Hamman - 29 Lindsey Ave -Opposed
- Gina Andreana - 51 Halpin Ave -Opposed
- Emily Sabio – Organized Worker for the United Food and Commercial Workers Union - In Favor
- Barry Michelson – 111 Idlewood Drive – Opposed
- Lilliana Ferrara -57 Janice Road – Opposed
- Megan Somers- 54 Little John Lane – In Favor
- Rich ? - Domus Kids of Stamford – Opposed
- Rob Smith – 50 Old Mill Lane – In Favor
- Jessica ?– Local 371 Union United Food and Commercial Workers Union - In Favor
- Igor Laba- ? – In Favor
- Joseph Andreana Jr.- Halpin Ave – Opposed
- Jessica ?- 104 Prudence Drive – In Favor

**NOTE: Chairman Stein announced at 9:29pm that they will not be hearing applications 223-13 & 223-14 – 2701 Summer Street tonight.**

- Carol DePreta -Stanwick Place – Opposed
- Michael Pelazza - 136 Alton Road – In Favor
- Nichelle Waddell - 134 Webbs Hill Road – Opposed
- Ryan Walsh -121 Towne Street – In Favor
- Ximena Iparraguirre -57 Halpin Ave -Opposed
- Alvaro Iparraguirre – 57 Halpin Ave – Opposed
- JP Sack – 180 Broad Street -In Favor
- Michael Berg – 126 Wire Mill Road – In Favor
- Catherine Alexander – 205 Dogwood Lane – Opposed
- Jeanette Bilicznianski - 125 Idlewood Drive – Opposed
- Erica Andreana – Halpin Ave – Opposed
- Mona ?– owner of Tutor Me – Opposed
- Esther Maria Giordano - 94 Strawberry Hill Ave – Opposed
- Shelly Michelson – 111 Idlewood Drive – Opposed
- John Murphy – 85 Woodbury Ave – In Favor
- Monika Twal – 37 Hanrahan Street – Opposed
- Mike Levitt – 33 Wind Mill Circle – In Favor
- Harry Hughes – Glenbrook Resident – Opposed
- Michelle Hagedus - 209 Prudence Drive – In Favor
- Barbara Thompson – Manager - 111 -123 High Ridge Road – In Favor
- Dr. Stuart Silverstein - FireFly after hours Pediatric Urgent Care – Opposed

- Paul Skiadas - Uncorked Liquor Store -In Favor
- Zinovy Pravin - Overbrook Drive – In Favor

\*\*\*\*\*Total: 20 speakers in favor and 25 speaker opposed

**NOTE:** there were two Spanish speakers – translation was not provided

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

Ms. Feinberg replied to the public speakers concerns, answered additional questions from the Board and gave her closing comments.

**The Board requested the following items from the Applicant for the June 5, 2023 meeting:**

- Updated parking chart.
- Provide a circulation plan and show how deliveries are accepted.

Chairman Stein stated that the public hearing for application **223-15** has been closed with the exception of accepting the additional items requested tonight at the June 5, 2023 meeting.

*A motion was made by Mr. Boask to go back to agenda order, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).*

**PUBLIC HEARING**

1. **Application 223-13– Raymond Mazzeo, (22 1<sup>st</sup> Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change –** Proposing to Amend Section 10.K (Expansion of Non-Conforming Buildings in C-B and C-WD Districts), by adding a new subsection permitting hotel additions in the C-B Zone, subject to certain conditions.
2. **Application 223-14 – Armon Hotel (Stamford Hospitality LP), 2701 Summer Street, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a Special Permit** -Proposing the construction of a new prayer room with a green roof in the northeast corner of the site along with an enhanced landscape buffer to create screening for neighbors. The Special Permit application includes a request pursuant to Section 10.K to permit the building additions and a request pursuant to Section 12.D.1.d to permit up to 10% of the required spaces to be provided on an as-needed basis.

**NOTE:** The Affidavit for Posting of the Public Hearing signage for application **223-14** was submitted to staff on **May 4, 2022.**

**NOTE:** The Certificate of Mailing for application **223-14** was submitted to staff on **May 15, 2023.**

Chairman Stein read applications **223-13** & **223-14** into the record.

Ms. McManus read the Planning Board's referral letter for application **223-13**, dated **March 30, 2023**, into the record.

Ms. McManus read the Planning Board's referral letter for application **223-14**, dated **March 30, 2023**, into the record.

Chairman Stein stated that public hearing for applications **223-13** & **223-14** will be continued to the **June 5, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

### **REGULAR MEETING**

### **PENDING APPLICATIONS**

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

**NOTE: Application 221-24 has been continued to the June 26, 2023, Zoning Board Meeting.**

2. Application **223-13**– Raymond Mazzeo, (22 1<sup>st</sup> Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change.
3. Application **223-14** – Armon Hotel (Stamford Hospitality LP), 2701 Summer Street, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a Special Permit.

**NOTE: Applications 223-13 & 223-14 have been continued to the June 5, 2023, Zoning Board Meeting.**

4. Application **223-15** – Sweetspot Stamford LLC and A & F High Ridge LLC, 111-123 High Ridge Road, Stamford, CT –Special Permit.

**NOTE: Application 223-15 has been closed and will be placed on the June 5, 2023 Zoning Board Meeting agenda for discussion and vote.**

### **ADJOURNMENT**

Ms. Smith- Anderson made motion to adjourn the meeting at 11:26pm, 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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