

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, JUNE 5, 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 6:44pm.

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.

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

Chairman Stein stated that application **223-15** for the cannabis dispensary will not be discussed or voted on tonight. The application will be placed on the June 26, 2023, Zoning Board meeting agenda at 6:30pm via Zoom video conference.

*A motion was made by Ms. McManus to take the Public Hearing portion of the agenda out of order to first hear Application **223-12**, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak and Smith-Anderson)*

PUBLIC HEARING

1. **Application 223-12- Landmark Square 1-6 LLC, 0 Atlantic Street, 3 Atlantic Street, 2 Broad Street, 4 Broad Street, 5 Broad Street & 101 Broad Street, Stamford, CT - Site & Architectural Plans and/or Requested Uses and a Special Permit** – Proposing the redevelopment of Landmark Square Building 3 including demolition of the existing 134,000 sf office building and replacement with 400 apartments, 420 parking spaces, residential amenities and 5,200 sf of retail space.

NOTE: the Affidavit for Posting of the Public Hearing signage for application **223-12** was submitted to staff on **May 22, 2023**.

NOTE: The Certificate of Mailing for application **223-12** was submitted to staff on **May 24, 2023**.

Chairman Stein read application **223-12** into the record.

Ms. McManus read the Planning Board's referral letter for application **223-12**, dated **March 10, 2023**, into the record.

Richard Redniss with Redniss & Mead representing the applicant requested a continuation to the **June 26, 2023** meeting.

Chairman Stein stated that the public hearing for application **223-12** will be continued to the **June 26, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

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

PUBLIC HEARING CONTINUED FROM MAY 22, 2023

1. **Application 223-13– Raymond Mazzeo, (22 1st 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.

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

Mr. Raymond Mazzeo with Redniss & Mead representing the applicant introduced his team, gave a detailed presentation, and answered questions from the Board.

PUBLIC SPEAKERS

- Natalie Espinal - 2700 Bedford Street – Apt E – is neither in favor or opposed – had questions, concerns and made a statement
- Francoise Miller - 2700 Bedford Street – Apt P – made a statement
- Monika Twal – 37 Hanrahan Street – had a question

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

Mr. Mazzeo replied to public speakers questions/concerns, answered additional questions from the Board and gave his closing comments.

Chairman Stein stated that the public hearing for applications **223-13** & **223-14** have been closed.

PUBLIC HEARING CONTINUED FROM MAY 18, 2023

1. **Application 223-04 – Dariusz Lesniewski, 16 Remington Street, Stamford CT., - Site & Architectural Plan and/or Requested Uses, Special Permit, Coastal Site Plan Review & Application for approval for addition to the Stamford Cultural Resources Inventory (CRI)** –Applicant is proposing Critical Reconstruction of a historic house and constructing two new townhouses attached to the rear along with associated parking pursuant to Section 7.3.

Chairman Stein read application **223-04** into the record.

Dariusz Lesniewski (applicant) and his architect continued their presentation outlining the changes that were made and answered questions from the Board.

PUBLIC SPEAKERS

- Sue Halpern – 30 Elmcroft Road – Made comments
- Monika Twal -37 Hanrahan Street – had a question

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

Staff answered the public speakers' questions.

The applicant was asked to provide an updated landscaping plan to provide more of a buffer along the side of the proposed house.

Chairmen Stein stated that this application will be continued as the Board will wait for HPAC comments on the proposed changes that were presented tonight. HPAC will be reviewing these proposed changes at their meeting on June 6, 2023.

Dariusz Lesniewski (applicant) had no further comments.

Chairman Stein stated that the public hearing for application **223-04** will be continued to the **June 26, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **May 18, 2023:** Following a brief discussion, a motion was made by Ms. Smith-Anderson for approval of the minutes as presented tonight, seconded by Mr. Boask and carried on a vote of 4 to 0 (Stein, Morris, Boask & Smith-Anderson).

NOTE: Ms. McManus had stepped away during the discussion and vote of the **May 18, 2023** minutes.

2. Approval of Minutes: **May 22, 2023:** Following a brief discussion, a motion was made by Mr. Boask for approval of the minutes as discussed and amended tonight, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

PENDING APPLICATIONS

1. Application **223-04** – Dariusz Lesniewski, 16 Remington Street, Stamford CT., - Site & Architectural Plan and/or Requested Uses, Special Permit, Coastal Site Plan Review & Application for approval for addition to the Stamford Cultural Resources Inventory (CRI).

NOTE: Application 223-04 has been continued to the June 26, 2023, Zoning Board Meeting.

2. Application **223-13**– Raymond Mazzeo, (22 1st Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change.

Following a brief discussion, a motion was made by Mr. Boask for approval of application **223-13**, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

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.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **223-14**, with conditions discussed as discussion and amended tonight, seconded by Mr. Boask and carried on a vote of 4 to 0 (Stein, Morris, Bosak & Smith-Anderson).

NOTE: Ms. McManus had stepped away during the discussion and vote of application **223-14**.

4. Application **223-12**- Landmark Square 1-6 LLC, 0 Atlantic Street, 3 Atlantic Street, 2 Broad Street, 4 Broad Street, 5 Broad Street & 101 Broad Street, Stamford, CT - Site & Architectural Plans and/or Requested Uses and a Special Permit.

NOTE: Application 223-12 has been continued to the June 26, 2023, Zoning Board Meeting.

5. 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 was not discussed and has been placed on the June 26, 2023, Zoning Board Meeting Agenda.

ADMINISTRATIVE REVIEW

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 – (*Requesting an extension of time per condition 4 of modification approval*).

Chairman Stein stated that this request is no longer needed and has been withdrawn.

2. 245 Atlantic Street – Approval of a blade sign pursuant to Section 13.H.1.

Chairman Stein read the request into the record.

Following a brief discussion, the board felt that more discussion was needed and with that this item was tabled to the June 26, 2023 Zoning Board meeting.

ADJOURNMENT

Ms. Smith-Anderson made motion to adjourn the meeting at 9:45pm, seconded by Mr. Boask and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 06052023