

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, JULY 10, 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.

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

*A motion was made by Mr. Morris to take the agenda out of order to Application **221-24**, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak and Smith-Anderson).*

PUBLIC HEARING CONTINUED FROM JUNE 26, 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 **July 31, 2023**.

Attorney John Leydon representing the applicant concurred with Chairman Stein that yes, they would like a continuation to the **July 31, 2023**, meeting.

Chairman Stein stated that the public hearing for application **221-24** will be continued to the **July 31, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

2. **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.

Chairman Stein read application **223-12** into the record and stated that this application is a continuation from the **June 26, 2023** meeting.

Richard Redniss with Redniss & Mead representing the applicant, continued his presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Kathy Kligler - 21 Friar Tuck Lane -had questions and made comments
- Cynthia Bowser – 21 Rose Park Ave – made comments
- Charlotte Kane -Westover Ave – had a question and made comments
- Susan Bell – Hope Street – made comments
- Sue Halpern – 30 Elmcroft Road – made comments
- Nicola Tarzia – 1455 Newfield Ave – made comments
- Michael Manganiello -17 Applebee Road -had a question -made comments
- Paul Arvoy – 59 Lancer Lane – made comments
- Joseph Andreana - 51 Halpin Ave – made comments

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

Mr. Redniss and Mr. Raymond Mazzeo replied to the public speakers comments/concerns and answered additional questions from the Board.

PUBLIC SPEAKERS

- Nicola Tarzia – 1455 Newfield Ave – made additional comments
- Paul Arvoy – 59 Lancer Lane – made additional comments
- Jeanette Bilicznianski -125 Idlewood Drive – had questions
- Susan Pace – Hope Street – made additional comments
- Cynthia Bowser – 21 Rose Park Ave – made additional comments

Mr. Redniss replied to the speakers' additional questions and comments

William Hennessey with Carmody Torrance Sandak & Hennessey also replied to the speakers questions.

Chairman Stein stated that the public hearing for application **223-12** has been closed.

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

PUBLIC HEARING

1. **Application 223-17-(MOD) -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** - The purpose of this text change is to establish use regulations for marijuana and cannabis related uses and to protect the welfare and safety, in particular of children and adolescents. To that end, changes to the Smoke Shop or Tobacco Store regulations are also proposed to include minimum distance requirements from schools and signage limitations. All proposed marijuana and cannabis-related use regulations align with the licensing requirements of the State of Connecticut.

Chairman Stein read application **223-17-(MOD)** into the record.

Ms. McManus read the Planning Board's referral letter for application **223-17-(MOD)**, dated **June 15, 2023** into the record.

Mr. Ralph Blessing – Land Use Bureau Chief -City of Stamford - gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Paula Waldman – 110 Old North Stamford Road – made comments
- Nicola Tarzia – 1455 Newfield Ave – In Favor and had questions
- Vickie Newman – 201 High Ridge Road – Pinnacle School Academy – made comments
- Paul Arvoy – 59 Lancer Lane – made comments
- Cynthia Bowser – 21 Rosa Park Ave – made comments
- Barry Michelson – Idlewood Drive – made comments
- Joseph Andreana - 51 Halpin Ave – made comments
- Susan Bell – Hope Street – Opposed
- Michael Manganiello -17 Applebee Road -made comments
- Mona ?– Tutor Me SOS - made comments
- Susan Pace – Hope Street – made comments
- Jennifer ? – made comments
- David Evans – Senior Counsel -Cannabis Industry Victims Educating Litigators - (located in New Jersey) – speaking on behalf of several residents – made statement
- Jeanette Bilicznianski -125 Idlewood Drive – had questions
- George Hritz – River Road, Cos Cob – made comments

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

Mr. Blessing answered replied to the public speakers comments/concerns and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **223-17-(MOD)** has been closed.

3. **Application 223-19 – 22-24 Dolsen LLC, 24 Dolsen Place, Stamford CT.,- Site & Architectural Plan and/or Requested Uses, Special Permit and Application for approval for addition to the Stamford Cultural Resources Inventory (CRI) –**
Applicant is proposing improvements to the façade and reconfiguration of the interior to accommodate a third dwelling unit along with provision of associated parking pursuant to Section 7.3 Historic Preservation. The existing detached shed and the exterior staircase in the rear of the building are proposed to be removed.

Chairman Stein read application **223-19** into the record and stated that due to time constraints this application will be continued to the July 31, 2023 meeting.

Chairman Stein stated that the public hearing for application **223-19** will be continued to the **July 31, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **June 26, 2023:** After a brief discussion, a motion was made by Mr. Bosak for approval of the minutes as presented tonight, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

PENDING APPLICATIONS

1. **Application 223-17-(MOD) -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.**

Following a discussion, a motion was made by Ms. McManus for approval of application **223-17-(MOD)** as amended tonight, seconded by Mr. Morris and carried on a vote of 3 -1- 1 as follows:

Mr. Stein – approved

Mr. Morris – approved

Ms. McManus – approved

Mr. Bosak – denied

Ms. Smith-Anderson – abstained

2. **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 July 31, 2023, Zoning Board Meeting.

3. **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.**

Following a discussion, a motion was made by Ms. McManus for approval of application **223-12** with conditions as discussed and amended tonight, seconded by Mr. Morris and carried on a vote of 3 -2 as follows:

Mr. Stein – approved

Mr. Morris – approved

Ms. McManus – approved

Mr. Bosak – denied

Ms. Smith-Anderson – denied

4. Application **223-19** – 22-24 Dolsen LLC, 24 Dolsen Place, Stamford CT.,- Site & Architectural Plan and/or Requested Uses, Special Permit and Application for approval for addition to the Stamford Cultural Resources Inventory (CRI).

NOTE: Application 223-19 has been continued to the July 31, 2023, Zoning Board Meeting.

ADMINISTRATIVE REVIEW

1. Application **222-25** – Walton Place LLC & 80 Prospect Street Partners LLC, 0 Walton Place (002-6688 & 002-6689) & 80 Prospect Street (004-1560, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a Special Permit - Proposing the redevelopment of the site including repurposing of a 1900s church building, removal of a 1960s addition and the former retail building and addition of a new 224 unit multifamily residential apartment building along with ample green space and covered parking ***(Requesting an extension of time)***.

Chairman Stein read the requestion into the record and following a brief discussion, a motion was made by Mr. Morris for approval of a one year extension, seconded by Mr. Bosak and carried on a vote of 5 to 0 (Stein, Morris, McManus, Boask & Smith-Anderson).

NOTE: The new expiration date will be **October 21, 2024**.

ADJOURNMENT

Ms. Smith-Anderson made motion to adjourn the meeting at 11:47pm, seconded by Mr. Bosak 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 07102023