

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, JULY 31, 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: Vineeta Mathur, Principal Planner

Chairman Stein called the meeting to order at 6:35pm.

**NOTE:** Ralph Blessing Land Use Bureau was not in attendance.

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 JULY 10, 2023**

1. **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 this application is a continuation from the July 10, 2023 Zoning Board Meeting.

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

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

Chairman Stein stated that the public hearing for application **223-19** has been closed.

2. **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.

Attorney John Leydon representing the applicant, introduced his team, continued his presentation and answered questions from the Board.

The Board asked for staff to send a letter prepared by Attorney William Hennessey on behalf of Stamford Town Center LLC, dated July 31, 2023 to the City of Stamford's Traffic and Transportation Bureau for review and comment.

The Board also asked Attorney John Leydon representing the applicant to work with Attorney Hennessey on resolving their concerns.

The Board asked for Attorney Leydon to provide a list of the easement areas owned by the City of Stamford and the Urban Redevelopment Commission that are needed for this project. And to also provide a revised parking agreement to reflect that the applicant will pay the city for the 60 parking spaces.

#### **PUBLIC SPEAKERS**

- Susan Pace – 1476 Hope Street – Opposed
- Susan Bell – Belltown Road – Opposed
- Colleen Harkey- Stamford Veterans Park Partnership – In Favor
- David Kooris -Stamford Downtown Special Services District – In Favor
- Kathy Kligler – 21 Friar Tuck Lane -Had a question
- Paul Arvoy – 59 Lancer Lane – Made comments
- Attorney William Hennessey – representing the Stamford Town Center LLC -Made comments
- John Wooten – 50 Stone Street – Made comments
- Monika Twal – 37 Hanrahan Street – Opposed
- Sue Halpern – 30 Elmcroft Road – Made comments

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

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

Chairman Stein stated that the public hearing for application **221-24** will be continued to the **September 11, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

## **PUBLIC HEARING**

1. **Application 223-18- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change, -** The purpose of this text amendment is to create a separate Section for General Development Plans in the Zoning Regulations with uniform requirements across different uses and districts and to simplify application procedures.

Chairman Stein read application **223-18** into the record.

Ms. McManus read the Planning Board's referral letter for application **223-18**, dated **April 26, 2023** into the record.

Ms. Vineeta Mathur – Principal Planner- City of Stamford – gave a detailed presentation and answered questions from the Board.

### **PUBLIC SPEAKERS**

- Jeannette Bilicznianski - 125 Idlwood Drive – Had questions
- Barry Michaelson – Idlewood Drive – Made comments
- Paul Arvoy – 59 Lancer Lane- Made comments
- Lisa Feinberg – 86 Idlewood Drive – Made comments
- Ray Mazzeo – 12 Eastover Road – Made comments

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

Ms. Mathur replied to the public speakers' comments/concerns and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **223-18** has been closed.

1. **Application 223-22 -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change, -** The purpose of this text change is to have a uniform definition for Substantial Renovations and Alterations in the Zoning Regulations and to clarify when requirements for providing sidewalks, electric vehicle charging and bicycle parking for existing developments are triggered.

Chairman Stein read application **223-22** into the record.

Ms. McManus read the Planning Board's referral letter for application **223-22**, dated **May 31, 2023** into the record.

Ms. Vineeta Mathur – Principal Planner- City of Stamford – gave a detailed presentation and answered questions from the Board.

## **PUBLIC SPEAKERS**

- Barry Michelson – Idlewood Drive – Made comments
- Sue Halpern – 30 Elmcroft Road – Had questions

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

Ms. Mathur replied to the public speakers comments/concerns and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **223-22** has been closed.

1. **Application 223-20 – Stavros Aivalis, 589 Bedford Street, Stamford, CT., – Map Change**  
–Applicant is proposing to rezone 589 Bedford Street from the present R-H zoning district to the proposed MX-D zoning district.
2. **Application 223-21 – Stavros Aivalis, 589 Bedford Street, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a General Development Plan-**  
Applicant is proposing the construction of a four-story residential building consisting of 21 residential studio units,19 on-site parking spaces and on-site amenities.

**NOTE:** the Affidavit for Posting of the Public Hearing signage for applications **223-20** and **223-21** was submitted to staff on **July 18, 2023**.

**NOTE:** The Certificate of Mailing for applications **223-20** and **223-21** was submitted to staff on **July 28, 2023**.

Chairman Stein read applications **223-20** and **223-21** into the record.

Ms. McManus read the Planning Board’s referral letters for applications **223-20** and **223-21** both, dated **May 10, 2023**, into the record.

Chairman Stein apologized to Mr. Aivalis that due to time constraints the Board will not have time to hear these applications tonight.

Chairman Stein asked the Board members to review the application materials and send any questions they have too Zoning Board Staff prior to the next meeting.

Ms. McManus requested based on comments from the Planning Board that the applicant provide additional plantings –Mr. Aivalis stated they have updated the landscaping plan and he will send to Zoning Board Staff.

Chairman Stein stated that the public hearing for applications **223-20 and 223-21** will be continued to the **September 11, 2023** Zoning Board meeting at 6:30pm via Zoom video conference.

### **REGULAR MEETING**

1. Approval of Minutes: **July 10, 2023** After a brief discussion, a motion was made by Ms. McManus for approval of the minutes as presented tonight, seconded by Mr. Bosak and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

### **PENDING APPLICATIONS**

1. **CSPR 1171 – 2187 Atlantic Street LLC- 2187 Atlantic Street, Stamford, CT** –Applicant is proposing the construction of a viewing deck. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1171** into the record.

Mr. Mathur gave a brief presentation and answered questions from the Board.

Following a brief discussion, a motion was made by Mr. Boask for approval of application **CSPR 1171** with conditions prepared by EPB Staff dated July 20, 2023, conditions prepared by Engineering Staff dated July 14, 2023 and conditions prepared by DEEP dated July 21, 2023, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

2. **CSPR 1173 – One Elmcroft Stamford LLC, 100 Elmcroft Road, Stamford, CT** – Applicant is proposing to convert of commercial building to a multi-family residential use consisting of 256 apartments (26 of which will be designated as Below Market Rate). Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1173** into the record.

Mr. Mathur gave a brief presentation and answered questions from the Board.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **CSPR 1173** with conditions as discussed and amended tonight, seconded by Ms. McManus and carried 3-1-1 as follows:

Mr. Stein – approved

Mr. Morris – approved

Ms. McManus – approved

Mr. Bosak – denied

Ms. Smith-Anderson – abstained

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).

Following a brief discussion, a motion was made by Mr. Bosak for approval of application of 223-19 with conditions as discussed and amended, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

4. 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 September 11, 2023, Zoning Board Meeting.**

5. Application **223-18**- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.

Following a brief discussion, a motion was made by Ms. McManus for approval of application **223-18** as discussed and amended tonight, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

6. Application **223-22** -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.

Following a brief discussion, a motion was made by Mr. Bosak for approval of application of **223-22** 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).

7. Application **223-20** – Stavros Aivalis, 589 Bedford Street, Stamford, CT,– Map Change.
8. Application **223-21** – Stavros Aivalis, 589 Bedford Street, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a General Development Plan.

**NOTE: Applications 223-20 and 223-21 have been continued to the September 11, 2023, Zoning Board Meeting.**

### **ADJOURNMENT**

Ms. McManus made motion to adjourn the meeting at 11:03 pm, 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

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