

**MINUTES OF THE ZONING BOARD PUBLIC HEARING
AND A REGULAR MEETING ON MONDAY, SEPTEMBER
18, 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 and 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.

PENDING LITIGATION

1. **Application 223-15 – Sweetspot Stamford LLC and A & F High Ridge LLC, 111-123 High Ridge Road, Stamford, CT –Special Permit.** *(Potential Executive Session)*

Chairman Stein read application **223-15** into the record. He stated that the Board along with Cindy Anger, City of Stamford Legal will be going into Executive Session.

A motion was made by Mr. Morris to go into Executive Session, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith Anderson).

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

Executive Session started at 6:40pm

The Board came out of Executive session at 7:39pm

Chairman Stein stated that while in executive session no votes were taken and that in attendance were himself, William Morris, Rosanne McManus, Gerald Bosak, Racquel Smith-Anderson, Ralph Blessing, Vineeta Mathur & Cindy Anger, City of Stamford Legal.

UPDATES AND DISCUSSIONS

1. **William Brink – Executive Director – City of Stamford (WPCA) Water Pollution Control Authority** - Presentation to the Board on the current capacity of the WPCA and how any future development could impact the infrastructure of the WPCA.

Mr. Brink gave a detailed presentation and answered questions from the Board.

Chairman Stein thanked Mr. Brink for a very informative presentation.

PUBLIC HEARING CONTINUED FROM SEPTEMBER 11, 2023

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.

Chairman Stein read applications **223-20** & **223-21** into the record and stated that these applications are a continuation from the last meeting.

Stavros Aivalis representing the applicant, continued his presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Paul Arvoy – 59 Lancer Lane – Made Comments

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 applications **223-20** and **223-21** has been closed.

1. **Application 223-24 – Raymond Mazzeo, c/o Redniss & Mead (22 First Street -Stamford, CT) – Text Change** – Proposing to amend 9.B.4.e, relating to building coverage and setbacks of structure not exceeding 20' in height within the P-D District.
2. **Application 223-25 – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Map Change** – Proposing the rezoning of 251 Greyrock Place from current zoning district R-H to proposed zoning district P-D.

3. **Application 223-26 – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Special Permit, Site & Architectural Plans and/or Requested Uses and a General Development Plan** -Proposing to construct an attached 2 story (plus basement) parking garage on the property known as 251 Greyrock Place. The garage will be attached to 70 Forrest Street and will accommodate 36 spaces along with a roof deck.

Chairman Stein read applications **223-24, 223-25 & 223-26** into the record and stated that these applications are a continuation from the last meeting.

Chairman Stein stated that the applicant has asked for a continuation to the **October 16, 2023** meeting as they continuing to work with a neighboring property to resolve their concerns.

Chairman Stein stated that the public hearing for applications **223-24, 223-25 & 223-26** will be continued to the **October 16, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARING

1. **Application 223-35 -Rockrimmon Country Club Inc, 2949 Long Ridge Road, Stamford, CT – Special Permit and a General Development Plan**- Applicant is proposing to create a new parking lot, 4 pickle ball courts, and modifying application 219-17 to include 0 Long Ridge Road as part of the Special Permit Use.

NOTE: the Affidavit for Posting of the Public Hearing signage for application **223-35** was submitted to staff on **September 5, 2023**.

NOTE: The Certificate of Mailing for application **223-35** was submitted to staff on **September 8, 2023**.

Chairman Stein read application **223-35** into the record and stated that at this time there is no Planning Board letter.

Chairman Stein stated that the applicant has asked for a continuation as they are working with the neighbors to resolve some concerns.

Chairman Stein stated that the public hearing for application **223-35** will be continued to the **October 16, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

A motion was made by Ms. Smith-Anderson to add “Approval of Minutes: the July 31, 2023” to the agenda, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

REGULAR MEETING

1. Approval of Minutes: **July 31, 2023**: After a brief discussion, a motion was made by Ms. McManus for approval of the minutes as presented 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 **223-30** -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.

Following a brief discussion, a motion was made by Ms. Smith-Anderson for approval of application **223-30** as discussed tonight, seconded by Mr. Bosak and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

2. Application **223-31** -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.

Chairman Stein stated that based on feedback there were some minor revisions to the Text Amendment.

Mr. Blessing presented the revisions and answered questions from the Board.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **223-31** as discussed and amended tonight, seconded by Mr. Bosak and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

3. **CSPR 1169 – Samantha Lavy and Gad Lavy, 141 Downs Ave, 0 Ralsey Road South & 1 Ralsey Road South, Stamford, CT** – Proposing to renovate and lift the existing residence to FEMA compliance along with improvements, including modified landscaping, stormwater upgrades, construction of a pool, patio and hardscape modifications to adjust the driveway access from Downs Avenue to Ralsey Road South. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1169** into the record and asked staff if they have any additional questions for Ms. Mathur- no one had any questions.

NOTE: Chairman Stein stated that because the Harbor Management did not give a favorable vote that Board's votes will have to be a supermajority.

Following a lengthy discussion, a motion was made by Ms. McManus for approval of **CSPR 1169** with conditions as discussed tonight, seconded by Mr. Morris resulting a vote of 3-1-1- as follows:

Mr. Stein – Yes
Mr. Morris -Yes
Mr. McManus-Yes
Mr. Bosak – Opposed
Ms. Smith-Anderson -Abstained

The application was denied given a super-majority was not reached for the approval motion.

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

Following a discussion, a motion was made by Mr. Morris for approval of application **221-24** with conditions as discussed tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

5. Application **223-20** – Stavros Aivalis, 589 Bedford Street, Stamford, CT,– Map Change.
6. 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 & 223-21 have been closed and will be discussed at the October 16, 2023 Zoning Board Meeting

7. Application **223-24** – Raymond Mazzeo, c/o Redniss & Mead (22 First Street -Stamford, CT) – Text Change.
8. Application **223-25** – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Map Change.
9. Application **223-26** – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Special Permit, Site & Architectural Plans and/or Requested Uses and a General Development Plan.

NOTE: Applications 223-24, 223-25 & 223-26 have been continued to the October 16, 2023, Zoning Board Meeting.

10. Application **223-35** -Rockrimmon Country Club Inc, 2949 Long Ridge Road, Stamford, CT – Special Permit and a General Development Plan.

NOTE: Application 223-35 has been continued to the October 16, 2023 Zoning Board Meeting.

ADMINISTRATIVE REVIEW

1. **Roxbury Swim and Tennis Club, 240 Roxbury Road, Stamford, CT** – Applicant is proposing to create a quad of pickleball courts and a small patio. Additionally, several existing parking spaces that were created without the proper permits will be removed.

Chairman Stein read the item into the record.

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

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

NOTE: At 10:08pm Ms. Smith-Anderson stated that she needed to leave the meeting.

ADJOURNMENT

Mr. Morris made motion to adjourn the meeting at 10:10pm, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus & Bosak).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

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