

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, OCTOBER 30, 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 & 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.

*A motion was made by Ms. McManus to take the agenda out of order to start the meeting with “Public Hearing Continuance item “1” Application **223-28**”, and to hear Application **223-32** following Application **223-34**, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus & Smith-Anderson).*

PUBLIC HEARING CONTINUED FROM OCTOBER 16, 2023

1. **Application 223-28 – TJH Senior Living LLC, 0 Long Ridge Road (003-8215) aka 210 Long Ridge Road, Stamford, CT., – Site & Architectural Plans and/or Requested Uses -**
Proposing the construction of a “Senior Housing and Nursing Home Facility Complex” to consist of approx. 168 Independent Living units, 14 Assisted Living units, 14 Memory Care units and 14 Nursing Home units with both separate and commercial amenities, outdoor patios, walking paths, parking and landscaping.

Chairman Stein read application **223-28** into the record and stated that this is a continuation.

Richard Redniss and Raymond Mazzeo with Redniss & Mead along with Mr. Andrew Banoff (the applicant), continued their presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Francis Lane – 40 Clinton Ave – had questions
- Michael Kellick – 4 Hunting Lane – had questions
- Susan Bach – 35 Green Circle -made comments
- Jeanette Bilicznianski - 125 Idlewood Drive – made comments
- Steve Garst – Board of Representative District #18 – made comments
- Susan Halpern – 30 Elmcroft Road -made comments and had questions

- Paula Waldman – 110 Old North Street Road – made comments
- Kathy Kligler - 21 Friar Tuck Lane – made comments
- Alan Eisenberg - 85 Partridge Road – had questions
- Monika Twal - 37 Hanrahan Street – had questions
- Jeff Stella – 300 West Broad Street – had questions
- Michael Yacenda - 705 Hunting Ridge Road – had questions

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

Mr. Redniss, Mr. Mazzeo and Mr. Banoff (the applicant) replied to the public speakers questions/concerns, answered a additional questions from the Board.

Chairman Stein stated that the public hearing for application **223-28** has been closed.

PUBLIC HEARING

1. **Application 223-34 -900 Long Ridge Road Property Owner LLC, 900 Long Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses and a Special Permit** - Applicant is proposing a redevelopment to consist of 508 apartments, approximately 20,000 square feet of complementary nonresidential space, amenities, associated landscaping and a publicly accessible nature walk.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **223-34** was submitted to staff on **October 12, 2023**.

NOTE: The Certificate of Mailing for application **223-34** was submitted to staff on **October 18, 2023**.

Chairman Stein read application **223-34** into the record.

Ms. McManus read the Planning Board’s referral letter for application **223-34**, dated **September 20, 2023** into the record.

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

PUBLIC SPEAKERS

- Alan Eisenberg – 85 Partridge Road -had questions
- Paul Arvoy- 59 Lancer Lane – Opposed
- Elizabeth McCauley -18 Walter Wheeler Drive -made comments
- Patrick Kazley – 23 Vinyard Lane-Opposed -made comments
- Michael Yacenda - 705 Hunting Ridge Road – Opposed -had questions
- Michael Kellick -4 Hunting Lane -Opposed
- Barry Michelson – Idlewood Drive -Opposed

- Bernard ? -off of Sawmill Road Opposed
- Kathy Kligler - 21 Frier Tuck Lane – made comments
- Monika Twal - 37 Hanrahan Street – Opposed
- Jackie Kaiko – 310 Halliwell Drive -Opposed
- Gill Ohls – address not given -in Favor
- Andrew Schrichte -1145 Riverbank Road -made comments
- Jeanette Bilicznianski - 125 Idlewood Drive – made comments
- Chrissy Giannattasio- 92 Doolittle Road -Opposed
- Joe Dippolito- 881 Long Ridge Road -made comments

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

Due to the time constraints Chairman Stein asked for the applicant to wait to answer the public speakers questions/comments until the next public meeting on November 13, 2023, Mr. Redniss was in agreement.

The Board requested the following items from the Applicant for the November 13, 2023 meeting and stated that there will be additional items requested:

- Sustainability Scorecard
- Renderings of the property (with the new buildings) from both the street view and from the adjoining neighbors' view.
- Revised Traffic Study indicating what has been revised.
- Street tree calculation and landscaping plan marking the trees and also the number of trees being taken down and the number being planted.
- BMR Calculation Chart
- Open Space chart and amenity space chart.
- Indicate the Bike Rooms on the plans.
- Please have each building number and each floor numbered on the plans.
- Affordability plan indicated the number of BMR units in each building.

NOTE: There will be a “Special Site Visit Meeting” of the 900 Long Ridge Road project on Thursday, November 2, 2023 at 1:00pm. The Zoning Board will meet in the parking lot behind the first/front building at 900 Long Ridge Road at 1:00pm. Members of the public are welcome to attend.

Chairman Stein stated that the public hearing for application **223-34** will be continued to the **November 13, 2023**, Zoning Board meeting at 6:30pm via Zoom video conference.

Chairman Stein called for a brief recess at 9:30pm -meeting resumed at 9:35pm.

PUBLIC HEARING CONTINUED FROM OCTOBER 16, 2023

1. **Application 223-32 – Nautilus Botanicals EJVI and SIMI ENT, LLC, 1110 East Main Street, Stamford, CT –Special Permit**, Applicant is seeking approval to operate a hybrid

cannabis retail facility servicing both medical patients and adult-use consumers.
Property is located within the C-N Zone.

Chairman Stein read application **223-32** into the record and stated that this is a continuation.

Lisa Feinberg with Carmody Torrance Sandal Hennessey representing the applicant, introduced her team, continued their presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Anthony Febles- Attorney representing the Board of Directors -First Fairlawn Association
- Isable Dutan- 10Revere Drive – Opposed
- Martha Lopez -251 West Main Street – Unit B -Opposed
- Neil D. – Standish Road – Opposed
- Susan Bach -35 Green Circle – Opposed
- Barry Michelson – 111 Idlewood Drive – Opposed
- Eileen Haring - 1072 East Main Street -Opposed
- Monika Twal - 37 Hanrahan Street – Opposed
- Allison ?- 1011 Washington Blvd – In Favor
- *Unable to understand name given* -1084 East Main Street – Opposed
- Katherine Barrios – 3 Cambridge Road – made comments
- Nina Smaguina – 235 Seaton Road – Apt 3 – Opposed

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

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

The Board asked for staff to reach out to the City of Stamford’s Legal Department with the followings two questions:

- What exactly does police power mean with regards to Land Use decisions?
- What can the Zong Board do if they believe that the parking requirements that are in place are not sufficient?

Chairman Stein stated that the public hearing for application **223-32** has been closed with the exception of the two questions for the City of Stamford, Legal Department.

*Chairman Stein called to take the agenda out of order to “Pending Applications items “2” Application **223-28”**, all board members were in agreement.*

REGULAR MEETING

PENDING APPLICATIONS

2. Application **223-28** – TJH Senior Living LLC, 0 Long Ridge Road (003-8215) aka 210 Long Ridge Road, Stamford, CT., – Site & Architectural Plans and/or Requested Uses.

Following a discussion, a motion was made by Ms. McManus for approval of application 223-28 with conditions as discussed and amended tonight, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, McManus & Smith-Anderson).

1. Application 223-32 – Nautilus Botanicals EJVI and SIMI ENT, LLC, 1110 East Main Street, Stamford, CT –Special Permit.

NOTE: Application 223-32 has been closed and will be discussed and voted on at the November 13, 2023, Zoning Board Meeting.

3. Application 223-34 -900 Long Ridge Road Property Owner LLC, 900 Long Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses and a Special Permit.

NOTE: The Public hearing for Application 223-34 has been continued to the November 13, 2023 Zoning Board Meeting.

ADMINISTRATIVE REVIEW

1. Application 222-24 -68 Seaview Avenue, Stamford, CT – Administrative review of the public access plan per condition # 7.

Chairmen Stein read the request into the record.

Ms. Mathur presented the request and answered questions from the Board.

William Hennessey with Carmody Torrance Sandak & Hennesey representing the applicant gave a brief presentation and answered questions from the Board.

Following a brief discussion, a motion was made by Ms. Smith-Anderson for approval with the condition that the applicant come back to staff for approval of the lighting after completion, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus & Smith-Anderson).

ADJOURNMENT

Ms. Smith-Anderson made a motion to adjourn the meeting at 11:45pm, seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus and Smith-Anderson).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 10302023