

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, JANUARY 8, 2024, AT 6:30
PM ET THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: William Morris (Acting Chair), Rosanne McManus (Acting Secretary), Gerald Bosak & Racquel Smith-Anderson.

Present for staff: Ralph Blessing, Land Use Bureau Chief and Vineeta Mathur, Principal Planner.

Acting Chair Morris called the meeting to order at 6:31pm.

Acting Chair Morris 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.

Acting Chair Morris stated that tonight’s meeting will be recorded, and that the agenda and all the meeting materials can be found on the city web site www.stamfordct.gov/zoning.

Acting Chair Morris stated that Ms. Smith-Anderson (Alternate) will be seated in Mr. Stein’s absence.

PENDING APPLICATIONS

1. Application – 223-36 - G & T Taylor Street LLC, 12 and 18 Taylor Street, Stamford, CT - Special Permit, Site and Architectural Plans and/or Requested Uses, Coastal Site Plan Review and Application for approval of addition to the Stamford Cultural Resources Inventory (CRI).

Acting Chair Morris read application **223-36** into the record and polled the Board members on their thoughts about the proposed project– all were in favor.

Following a brief discussion, a motion was made by Mr. Bosak for approval of application **223-36** with conditions as discussed and amended tonight, seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Morris, McManus, Bosak & Smith-Anderson).

PUBLIC HEARING

1. Application 223-43 -375 Fairfield Avenue Associates, 375 Fairfield Ave, Stamford CT – Site and Architectural Plans and/or Requested Uses, Special Permit –

Applicant is proposing to construct two (2) new warehouse/flex industrial/commercial buildings on the property. Proposed Building A will be (3) stories and approximately 54,156±. Proposed Building B will be (1) story and will be approximately 39,980±. The property is located within the M-G (General Industrial) zoning district.

NOTE: The Certificate of Mailing for application **223-43** was submitted to staff on **December 29, 2023**.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **223-43** was submitted to staff on **December 21, 2023**.

Acting Chair Morris read application **223-43** into the record.

Ms. McManus read the Planning Board's referral letter for application **223-43**, dated **December 1, 2023**, into the record.

William Hennessey with Carmody Torrance Sandak Hennessey representing the applicant, introduced his team, gave a detailed presentation and answered questions from the Board.

Acting Chair Morris asked if there were any public speakers through chat/text message/email/raised hands – there were none.

Mr. Hennessey answered additional questions from the Board and gave his closing comments.

Acting Chair Morris stated that the public hearing for application **223-43** has been closed.

REGULAR MEETING

1. Approval of Minutes: **December 11, 2023:** Following a brief discussion, a motion was made by Mr. Bosak for approval of the minutes as presented tonight, seconded by Ms. McManus and carried on a vote of 4 to 0 (Morris, McManus, Bosak & Smith-Anderson).

PENDING APPLICATIONS

1. Application **223-43** -375 Fairfield Avenue Associates, 375 Fairfield Ave, Stamford CT – Site and Architectural Plans and/or Requested Uses, Special Permit.

NOTE: *Application 223-43 has been closed and will be placed January 22, 2024, Zoning Board Meeting agenda for discussion and vote.*

2. **CSPR 1180 – Bicoastal Holdings LLC, 110 Davenport Drive, Stamford, CT -**
Applicant is proposing the installation of a Generator. Property is located within the CAM boundary.

Acting Chair Morris read application **CSPR 1180** into the record.

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

Following a brief discussion, a motion was made by Ms. McManus for approval of application **CSPR 1180** with conditions prepared by EPB Staff dated November 29, 2023, conditions prepared by Engineering Staff dated November 7, 2023 and conditions prepared by DEEP dated November 3, 2023, seconded by Mr. Bosak and carried on a vote of 4 to 0 (Morris, McManus, Bosak & Smith-Anderson).

- 3 **CSPR 1182 – Justin & Malaika Myers, 88 Kenilworth Drive West, Stamford, CT -**
Applicant is proposing a new 2 story addition off the rear side of the dwelling. Property is located within the CAM boundary.

Acting Chair Morris read application **CSPR 1182** into the record.

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

Following a brief discussion, a motion was made by Ms. McManus for approval of application **CSPR 1182** with conditions prepared by EPB Staff dated December 20, 2023, conditions prepared by Engineering Staff dated December 19, 2023 and conditions prepared by DEEP dated November 30, 2023, seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Morris, McManus, Bosak & Smith-Anderson).

4. **CSPR 1183 – Vanderson DiGesu -30 Woolsey Road, Stamford, CT -**
Applicant is proposing to increase second floor over the garage, install two 125-gallon propane tanks and renovate several areas within the dwelling. Property is located within the CAM boundary.

Acting Chair Morris read application **CSPR 1183** into the record.

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

Following a brief discussion, a motion was made by Mr. Bosak for approval of application **CSPR 1183** with conditions prepared by EPB Staff dated December 18, 2023, conditions prepared by Engineering Staff dated November 28, 2023 and conditions prepared by DEEP dated December 14, 2023, seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Morris, McManus, Bosak & Smith-Anderson).

5. **CSPR 1184 – Herbert F. Gretz- 45 Sagamore Road, Stamford, CT** - Applicant is proposing the installation of an in-ground swimming pool, terrace, retractable pergola, various retaining walls, an outdoor fireplace and kitchen. Property is located within the CAM boundary.

Acting Chair Morris read application **CSPR 1184** into the record.

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

Following a brief discussion, a motion was made by Ms. Manus for approval of application **CSPR 1184** with conditions prepared by EPB Staff dated December 5, 2023, conditions prepared by Engineering Staff dated November 29, 2023 and conditions prepared by DEEP dated December 14, 2023, seconded by Mr. Bosak and carried on a vote of 4 to 0 (Morris, McManus, Bosak & Smith-Anderson).

6. **CSPR 1185 – Jeff Sibilio, 29 Waterbury Avenue, Stamford, CT** -Applicant is proposing the construction of a second and third floor to the existing single- family dwelling. Property is located within the CAM boundary.

Acting Chair Morris read application **CSPR 1185** into the record.

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

The Board had concerns and has requested the following information from the applicant:

- Please provide a higher resolution digital file of the survey and architectural plans and a zoning data chart showing the following information:
- The zoning data chart should show compliance with the R-5 district regulations including lot area, building height, building coverage, setbacks, Light and Air and parking.
- Ensure that the building height and floor heights are legible on the elevation/renderings and the proposed improvements are compliant with the building height regulations per [Appendix B Table II](#).
- Show compliance with the definition of ½ story for the partial 3rd level proposed. Definition of story is noted below.
- Show the location of the required parking spaces for the two units on the site plan. Each unit requires two parking spaces.

Acting Chair Morris stated that application **CSPR 1185** will be placed on the January 22, 2024 Zoning Board's meeting agenda.

ADJOURNMENT

Acting Chair Morris adjourned the meeting at 7:37pm.

Respectfully submitted,

Rosanne McManus (Acting Secretary)
Stamford Zoning Board

ZB PH 01082024

NOTE: The next scheduled Zoning Board meeting will be on January 22, 2024.