

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, JANUARY 22, 2024, 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.

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

Chair Stein called the meeting to order at 6:30pm.

Chair 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.

Chair Stein 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.

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

REGULAR MEETING

UPDATES & DISCUSSIONS

1. **Presentation by Benjamin Barnes, Director of Administration, City of Stamford** – Fiscal Impacts of Development.

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

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.**

Chair Stein read application **223-43** into the record.

NOTE: Chair Stein stated that he watched the **January 8, 2024**, meeting video and therefore qualified to vote on this application.

Following a discussion, a motion was made by Mr. Bosak for approval of application **223-43** with the conditions 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).

PUBLIC HEARING

1. **Application 222-32 –(MOD) -CP VIII 100 Clinton, LLC, 100 & 101 Clinton Avenue, Stamford, CT- Special Permit**– Applicant is seeking a Special Permit approval pursuant to Section 7.4.D.3 of the Stamford Zoning Regulations to make a \$12,953,280.00 contribution to the Stamford Affordable Housing Trust Fund in lieu of providing onsite Below Market Rate apartments.

NOTE: The Certificate of Mailing for application **222-32 (MOD)** was submitted to staff on January 16, 2024.

NOTE: The Affidavit for Posting of the Public Hearing signage for application **222-32 (MOD)** was submitted to staff on January 8, 2024.

Chairman Stein read application **222-32 (MOD)** into the record.

Ms. McManus read the Planning Board’s referral letter for application **222-32 (MOD)**, dated **January 11, 2024**, into the record.

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

PUBLIC SPEAKERS

- Paul Arvoy – 59 Lancer Lane – Opposed
- Mark Diamond – address not given – Had Questions
- David Michel – CT State Representative -146 District– Opposed
- Jonathan Gottlieb– Charter Oaks – In Favor
- Zach Oberholtzer- 2475 Summer Street – In favor
- Sue Halpern – 30 Elmcroft Road – Opposed
- Richard Freedman – 115 Haviland Road – In Favor
- Kiley Gosselin– President & CEO Housing Development Fund - In Favor
- Larry Kluetsch – Pacific House – In Favor
- Rafael Pagan– Pacific House – In Favor
- Cynthia Bowser – 31 Rose Park Ave – Opposed
- Ray Mazzeo – Redniss & Mazzeo - In Favor
- Jennifer Broadbin - Pacific House – In Favor
- Kindrea Walston -Board of Representative- 9th District - Opposed
- David Adams -29 Flint Rock Road – Made Comments
- Monika Twal – 37 Hanrahan Street -Opposed
- Jeanette Bilicznianski - 125 Idlewood Drive – Made Comments

Mr. Klein responded to the public speakers comments/questions and answered additional 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 **222-32-(MOD)** has been closed except for accepting the requested additional financing information.

Chairman Stein called for a brief recess at 9:56pm -meeting resumed at 10:02pm.

REGULAR MEETING

1. Approval of Minutes: **January 8, 2024:** Following 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 4 to 0 (Morris, McManus, Bosak & Smith-Anderson).

NOTE: Chair Stein was not in attendance for the **January 8, 2024,** meeting and therefore unable to participate in the discussion and vote.

PENDING APPLICATIONS

1. **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.

Chair Stein read the application into the record.

Ms. Mathur stated that staff has requested additional information pertaining to the proposed third floor. Once information is received, they will review prior to placing it back on the agenda.

NOTE: Application CSPR 1185 will be placed on hold until the requested information is provided.

2. **CSPR-1186 - Mill River Collaborative, Mill River Park, corner of West Main Street and Tresser Blvd.** - In accordance with the Mill River Park Masterplan, applicant is proposing to remove the existing playground equipment and replace it with new equipment along with a new splash pad and restrooms. Property is located within the CAM boundary.

Chair Stein read application **CSPR 1186** 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. Smith-Anderson for approval of application **CSPR 1186** with conditions prepared by EPB Staff dated December 11, 2023, conditions prepared by Engineering Staff dated December 8, 2023, and conditions prepared by DEEP dated December 21, 2023, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

3. Application **222-32 –(MOD)** -CP VIII 100 Clinton, LLC, 100 & 101 Clinton Avenue, Stamford, CT- Special Permit.

NOTE: *Application 223-32 has been closed except to receive some financial information and will be placed on the February 5, 2024, Zoning Board meeting agenda for discussion and vote.*

ADMINISTRATIVE REVIEW

1. Application **222-32 –CP VIII 100 Clinton, LLC, 0,100,102 Clinton Avenue, 29, 31, 37, 41 Division Street, and Parcel N-1 (“Block A”) and 75,79,99,101,107,113 Clinton Avenue and 0,1,4,6,10,17,19,25 Division Street (“Block B’)** (collectively, the “Property”). **Applications for General Development Plan, Site and Architectural Plans and/or Requested Uses, Coastal Site Plan Review and a Special Permit** - Proposing to construct two residential buildings totaling 471 units with 453± total parking spaces and associated amenities, landscaping, drainage, utility infrastructure and a Special Permit pursuant to Section 12.A.3 to allow modification of the garage ramp on Block A and Block B. The property is located within the CAM boundary- (**Requesting an extension of Time**).

Chair Stein read the request into the record.

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

NOTE: The new expiration date will be **March 27, 2025**.

2. **Application 221 -29 -South End Pacific LLC (Contract Purchaser), 648, 670, 686 & 690 Pacific Street and 171 Henry Street, Stamford, CT -Coastal Site Plan Review, Site & Architectural Plans and/or Requested Uses and a Special Permit:** Applicant is proposing a redevelopment that will include (a) preserving and repurposing the historic firehouse with a mix of retail, commercial and/or residential uses; (b) preserving and maintaining the existing 2 family home at 171 Henry Street; (c) preserving and maintaining the existing Tabernacle of Grace Church; and (d) creating a new six story residential building with retail, covered parking and 61 new apartments (***Requesting an extension of time***).

Chair Stein read the request into the record.

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

NOTE: The new expiration date will be **February 23, 2025**.

ADJOURNMENT

Ms. Smith-Anderson made a motion to adjourn the meeting at 10:14pm, seconded by Ms. McManus 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 01222024