

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, FEBRUARY 26, 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 & 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.

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

UPDATES AND DISCUSSIONS

1. **Presentation from Jonathan Gottlieb, President, Rippowam Corporation, Charter Oak Communities** on Affordable housing need and sources of finance.

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

PUBLIC HEARING CONTINUED from FEBRUARY 5, 2024

1. **Application 223-44 -Pacific House Inc. & Mica Development Co LLC, 66 Stillwater Avenue, Stamford CT – Site and Architectural Plans and/or Requested Uses, Coastal Site Plan Review and a Special Permit** – Applicant is proposing the construction of an 18-unit deeply affordable residential building along with associated landscaping and parking. The property is located within the V-C (Village Commercial) zoning district.

Chairman Stein read application **223-44** into the record and stated that this is a continuation.

Chairman Stein stated that the Board has received the requested documents.

NOTE: Ms. Smith-Anderson and Mr. Morris both stated that they watched the presentation video for application **223-44** from the February 5, 2024, meeting.

Raymond Mazzeo with Redniss & Mead representing the applicant answered additional questions from the Board.

PUBLIC SPEAKERS

- Jason Giarmello - 104 Richmond Hill – In Favor
- Angelo Bochanis - 545 Bedford Street -In Favor
- Russell Davis – 126 Guinea Road -Opposed
- Cynthia Bowser – 30 Rose Park Ave – Opposed
- Toni Lupinacci– 33 Phaiban Lane - Opposed
- Francis Lane – 40 Clinton Ave – In Favor

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

Mr. Mazzeo along with the applicant and Rafael Pagan of Pacific House responded to the public speakers comments/questions and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **223-44** has been closed.

Chairman Stein called for a recess at 8:20pm - meeting resumed at 8:25pm.

PUBLIC HEARING

1. **Application 224-03- GBR Broad & Summer LLC & Rubford LLC (owner), 74 Broad Street, Stamford, CT – Map Change,** - Applicant is proposing a map change to a portion of 74 Broad Street and 96 Broad Street properties from the current C-L (Limited Business) zoning district to the proposed C-G (General Commercial) zoning district.

NOTE: The Certificate of Mailing for application **224-03** was submitted to staff on **February 12, 2024.**

NOTE: The Affidavit for Posting the Public Hearing signage for application **224-03** was submitted to staff on **February 12, 2024.**

Chairman Stein read application **224-03** into the record.

Ms. McManus read the Planning Board’s referral letter for application **224-03**, dated **February 2, 2024**, into the record.

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

PUBLIC SPEAKERS

- David Kooris – President, Stamford Downtown Special Services District – In Favor
- Angelo Bochanis – 545 Bedford Street – In Favor
- Kathy Kligler - 21 Friar Tuck Lane – Made Comments
- Cheryl Harper – Ferguson Library – In Favor

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

Mr. Redniss responded to the public speakers comments/questions and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **224-03** has been closed.

REGULAR MEETING

PENDING APPLICATIONS

1. Application **223-44** -Pacific House Inc. & Mica Development Co LLC, 66 Stillwater Avenue, Stamford CT – Site and Architectural Plans and/or Requested Uses, Coastal Site Plan Review and a Special Permit.

Following a brief discussion, a motion was made by Ms. McManus for approval of application **223-44** with conditions as discussed and amended tonight, seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Stein, Morris, McManus & Smith-Anderson).

2. Application **224-03**- GBR Broad & Summer LLC & Rubford LLC (owner), 74 Broad Street, Stamford, CT – Map Change.

A motion was made by Mr. Morris for approval of application **224-03**, seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Stein, Morris, McManus & Smith-Anderson).

ADMINISTRATIVE REVIEW

1. Application **222-04** - First National Joint Venture, LLC and Canal Street Fund LLC (collectively the Applicants), 18 Dock Street (formerly known as 0 (001-7722) Canal Street, 441 & 481 Canal Street and 50 John Street), Stamford CT –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review - a mixed-use building consisting of 395 apartments, ground floor retail space, amenity space, 427 parking spaces and associated landscaping and site improvements (**Requesting a correction of the BMR housing obligation calculation**).

Chairman Stein read the request into the record.

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

A motion for the correction of the BRM housing obligation calculation was made by Ms. Smith-Anderson, second by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus & Smith-Anderson).

ADJOURNMENT

Ms. McManus made a motion to adjourn the meeting at 9:20pm, seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Stein, Morris, McManus & Smith-Anderson).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

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