

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

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), 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.

Chairman Stein turned over to Zully, Spanish Interpreter to give instructions.

Chair Stein then turned to the Haitian interpreter to give instructions.

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](http://www.stamfordct.gov/zoning).

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Chair Stein stated that Ms. Smith-Anderson (Alternate) will be seated in Ms. McManus’s absence as a voting member.

A motion was made by Ms. Smith-Anderson to take the agenda out of order to start with the Regular Meeting items, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, Bosak & Smith-Anderson).

**REGULAR MEETING**

1. Approval of Minutes: **March 25, 2024:** Following a brief discussion, a motion was made by Mr. Bosak for approval of the minutes as presented tonight, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, Bosak & Smith-Anderson).

**PENDING APPLICATIONS**

1. **CSPR 1172 – Michael Orgera c/o Stamford Troy Softball Inc., 1125 Cove Road Stamford, CT** – Requesting to add two bathrooms to existing City of Stamford building located at Troy Softball Fields (behind Terry Connors Ice Rink). Property is located within the CAM boundary.

Chair Stein read application **CSPR 1172** 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 1172** with conditions prepared by EPB Staff dated March 14, 2024, conditions prepared by Engineering Staff dated July 7, 2023 and conditions prepared by DEEP dated July 20, 2023, seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Stein, Morris, Bosak & Smith-Anderson).

2. **CSPR-1189 – Joseph Tripuzzi, 16 Kenilworth Drive West, Stamford, CT** -Applicant is proposing a small addition to the existing structure. Property is located within the CAM boundary.

Chair Stein read application **CSPR 1189** 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 1189** with conditions prepared by EPB Staff dated March 11, 2024, conditions prepared by Engineering Staff dated February 22, 2024 and conditions prepared by DEEP dated March 1, 2024, seconded by Mr. Bosak and carried on a vote of 4 to 0 (Stein, Morris, Bosak & Smith-Anderson).

3. **CSPR-1190 – Yolanda Vilchez, 39 Auldwood Road, Stamford, CT** - Applicant is proposing a small addition to the existing structure along with interior alternations. Property is located within the CAM boundary.

Chair Stein read application **CSPR 1190** 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 1190** with conditions prepared by EPB Staff dated March 11, 2024, conditions prepared by Engineering Staff dated February 29, 2024 and conditions prepared by DEEP dated March 7, 2024, seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Stein, Morris, Bosak & Smith-Anderson).

### **ADMINISTRATIVE REVIEW**

1. **Nine 80 Hope Again LLC, 980 Hope Street & 0 Northhill Street, Stamford, CT** – The applicant seeks to rehabilitate the property for a use as a mixed-use development by constructing an addition behind the existing building for 8 studio apartments. Also a portion of the existing building will be converted to one studio apartment for a

total of 9 studio apartments. The remainder of the existing building will continue to be available to commercial tenants (***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. Smith-Anderson and carried on a vote of 4 to 0 (Stein, Morris, Bosak & Smith-Anderson).

**NOTE:** The new expiration date will be **April 25, 2025**.

2. **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 (***Administrative review of the revised landscaping plan per condition # 2.***)

Chair Stein read the request into the record.

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

Following a brief discussion, a motion to approve the revised landscaping plans per conditions #2 was made by Ms. Smith-Anderson, seconded by Mr. Bosak and carried on a vote of 4 to 0 (Stein, Morris, Bosak & Smith-Anderson).

A motion was made by Mr. Bosak to return to agenda order, seconded by Ms. Smith-Anderson and carried on a vote of 4 to 0 (Stein, Morris, Bosak & Smith-Anderson).

**PUBLIC HEARING CONTINUED FROM MARCH 25, 2024**

1. **Application 223-45 – AYR Wellness Inc, 417 Shippan Avenue, -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 and M-G Zones.

Chair Stein read application **223-45** into the record.

**NOTE:** Mr. Bosak stated that he is a neighbor of the proposed application and therefore has recused himself on this matter. He left the meeting.

Chair Stein stated that Ms. McManus is absent from tonight's meeting and that if she watches the meeting video, she will be qualified to vote on this application.

Attorney Joseph Capalbo representing the applicant, introduced his team, gave a detailed presentation, and answered questions from the Board.

### **PUBLIC COMMENTS**

- Paul Ferencyk – State’s Attorney - Stamford/Norwalk -Opposed
- Ingrid ? – Liberation Program – Opposed
- Michael Hyman – Member of Interfaith Council & Member of Stamford Board of Education -Opposed
- Tom Kuczynski -Board of Representative District #1 – Opposed
- John Leydon, Attorney representing B1C– Opposed
- Brenden Leydon, Attorney representing B1C – Opposed
- Anka Badurina – Executive Director – B1C -Opposed
- Eleanor Riemer -Board Chair -B1C -Opposed
- Lorely Peche – Family & Individual Services Director – B1C -Opposed
- Margarita Zimmerman – Volunteer Director -B1C – Opposed
- Andrew Schau – Board Member- B1C -Opposed
- Don Strait – consultant for B1C – Opposed
- Father Falla -Saint Mary’s Church – Opposed
- (5) Parents of B1C spoke in Spanish (translation not provided)
- Maureen Boylan - 61 Seaview Ave -Opposed
- Mark Lingle -Saint Francis Parish - 493 Old Long Ridge Road -Opposed
- Terrie Wood –Board Member- B1C – Opposed
- Nicola Tarzia – In Support

Chair Stein called for a recess at 9:24pm -meeting resumed at 9:35pm

### **PUBLIC COMMENTS**

- Ellen Williams -Board Member-B1C - 53 Alan Lane, New Canaan -Opposed
- Sonia Alcantarilla -Board Member-B1C - 56 Benjamin Street, Old Greenwich - Opposed
- Gina Calabrese - 300 Seaside Ave – Opposed
- Belle Horwitz – Board Member -B1C -Opposed
- Mark ? – 7 Button Ball Trail, Norwalk – Opposed
- (1) Parent of B1C spoke in Spanish (translation not provided)
- Vito Quivelli - President of Knights of Columbus – Opposed
- Arie Hernandez – Opposed
- Barry Michelson – Idlewood Drive – Opposed
- Matteo Alcantarilla – Volunteer -B1C - 56 Benjamin Street, Old Greenwich, Opposed
- (1) Parent of B1C spoke in Spanish (translation not provided)
- Brenda Lewis – 17 Mohegan Ave – Opposed
- Mary Sommer – Board Member and Vice Chair -B1C – Opposed
- David Cohen – Board Member -B1C -Opposed
- Andrena McMahon –Volunteer -B1C - 66 East Lane -Opposed
- Jeannette Bilicznianski -125 Ildewood Drive – Opposed
- Laura Jordan –Board Members – B1C -Opposed
- Marcella Alcantarilla – Volunteer -B1C -56 Benjamin Street, Old Greenwich - Opposed

- Helena Perez – Employee of B1C -Opposed
- Cynthia Bowser – 30 Rose Park Ave – Opposed
- Susan Adamsen – Board Member – B1C - 150 Drum Hill Road, Wilton – Opposed
- Monika Twal -37 Hanrahan Street – Opposed
- C.K -37 Downs Ave -Opposed

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

Attorney Capalbo replied to public speakers questions/comments, answered additional questions from the Board and gave his closing comments.

Ms. Smith-Anderson has requested clarification on the word “administered” used in the definition of non-public school in our regulations. She questions whether B1C could be considered administered by the Stamford Board of Education for purposes of being considered a non-public school. Chairman Stein asked for staff to reach out to Corporation Counsel for clarification.

Chair Stein stated that the public hearing for application **223-45** has been closed.

#### **PENDING APPLICATIONS**

4. Application **223-45** – AYR Wellness Inc, 417 Shippan Avenue, -Special Permit.

***NOTE: Application 223-45 has been closed and will be placed on the April 29, 2024, Zoning Board Agenda for discussion and possible vote.***

#### **ADJOURNMENT**

Mr. Morris made a motion to adjourn the meeting at 11:01pm, seconded by Ms. Smith-Anderson and carried on a vote of 3 to 0 (Stein, Morris, & Smith-Anderson).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB PH 04082024