

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, APRIL 29, 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 6:36pm.

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).

---

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

A motion was made by Mr. Bosak to take the agenda out of order to start with application **224-15**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

1. **Application 224-15 – Family Centers Inc. & 986 Bedford Street, 986 Bedford Street, Stamford, CT – Special Permit**, – Family Centers Inc is seeking a Special Permit approval pursuant to section 9.N.4 and 19.C to allow use of the building known as 986 Bedford Street as a “Public Charitable Institution”.

**NOTE:** the Affidavit for Posting of the Public Hearing signage for application **224-15** was submitted to staff on **April 12, 2024**.

**NOTE:** The Certificate of Mailing for applications **224-15** was submitted to staff on **April 24, 2024**.

Chairman Stein read application **224-15** into the record.

Ms. McManus read the Planning Board’s referral letter for application **224-15** dated **March 27, 2024** into the record.

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

Chairman Stein requested documentation indicating that they are a nonprofit. Mr. Blessing stated that this information was emailed to the Board just prior to the start of the meeting.

### **PUBLIC SPEAKERS**

- Monika Twal – 37 Hanrahan Street – had questions.

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

Mr. Hennessey replied to the public speakers comments/concerns – the Board members had no questions.

Chairman Stein stated that the public hearing for application **224-15** has been closed.

A motion was made by Ms. McManus to return to agenda order, seconded by Ms. Smith-Anderson and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

### **PUBLIC HEARING**

1. **Application 223-46 – BUDR Cannabis, 389 West Main Street, Stamford, CT -Special Permit**, Applicant is seeking approval to operate an adult use cannabis dispensary. Property is located within the C-L Zones.

**NOTE:** the Affidavit for Posting of the Public Hearing signage for application **223-46** was submitted to staff on **April 25, 2024**.

**NOTE:** The Certificate of Mailing for applications **223-46** was submitted to staff on **April 25, 2024**.

Chairman Stein read application **223-46** into the record.

Ms. McManus read the Planning Board's referral letter for application **223-46** dated **February 2, 2024** into the record.

**NOTE:** Mr. Bosak stated that Attorney Capalbo is a family member and therefore has recused himself from application 223-46.

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

## **PUBLIC SPEAKERS**

- Uzma Zakir – Business Owner of Bloom Higher at 1767 Summer Street – in favor
- Daphene Dossou – 95 Liberty Street – Opposed
- Kindrea Walston -38 Connecticut Avenue – has concerns about location.
- Theodore Gianokos – Berrian Road – in Favor
- Patrick Kazley – Vineyard Lane – has concerns about location.
- Ivonne Ferrer – 59 Liberty Street – Opposed
- Sue Halpern – 30 Elmcroft Road – has concerns
- David Suarez – 59 Liberty Street – Opposed
- Name not given – Hope Street – Opposed
- Barry Michelson – Idlewood Drive - Opposed
- Peter Thalheim – Bartina Lane – Opposed
- Ken Gordon – Hubbard Avenue – in Favor
- Dave Adams – 29 Flint Rock Road – has concerns about the location
- Kathy Kligler – 21 Friar Tuck Lane – has concerns about the location
- Maureen Boylan – 61 Seaview Avenue – Opposed
- Joyce Griffin – 1 Southfield Avenue – in Favor
- Monika Twal – 37 Hanrahan Street – Opposed
- Jenny Canepa – Wood Ridge Drive – concerns about the location
- Christina Strain – 25 Sutton Drive – Opposed
- Cynthia Bowser – 30 Rose Park Avenue – Opposed
- Steve Garst – 1477 Hope Street – had questions
- Michael Hyman – Carriage Drive – concerns about the location
- Gina Calabrese – 300 Seaside Avenue – Opposed
- Jeanette Bilicznianski – 125 Idlewood Drive – Opposed
- Reverend Hill – 24 Radio Place - Opposed the location
- Jeff Stella – 300 West Broad Street – had concerns
- Carl Weinberg – 99 Trinity Pass – made comments
- Michael O’Hara – Hobson Street – Opposed

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

Chairman Stein called for a recess at 9:27 pm, meeting resumed at 9:35 pm.

## **PUBLIC SPEAKERS:**

- Gina Calabrese – 300 Seaside Avenue – had questions and comments
- Cynthia King – 7 Piave Avenue - Opposed

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

Mr. Capalbo and applicants replied to the public speakers comments/concerns and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **223-46** has been closed.

2. **Application 224-05- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change, -** Proposed Text Change seeks to better align the Purpose Section of the City of Stamford Zoning Regulations with the updated regulations of Section 8-2 of the Connecticut General Statutes. Section 8-2 was amended by Public Act 21-29, which was approved on June 10, 2021.

Chairman Stein read application **224-05** into the record.

Ms. McManus read the Planning Board’s referral letter for application **224-05** dated **March 4, 2024** into the record.

Ralph Blessing -Land Use Bureau Chief-City of Stamford -gave a detailed presentation and answered questions from the Board.

#### **PUBLIC SPEAKERS**

- Barry Michelson – Idlewood Drive – Opposed
- Steve Garst – 1477 Hope Street – Opposed
- Patrick Kazley – Vineyard Lane – Opposed
- Paula Waldman – 110 Old North Stamford Road – Opposed
- Sue Halpern – 30 Elmcroft Road - Opposed
- Monika Twal – 37 Hanrahan Street – Opposed

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

Mr. Blessing replied to the public speakers comments/concerns and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **224-05** has been closed.

#### **REGULAR MEETING**

1. Approval of Minutes: **April 8, 2024:** Following a brief discussion, a motion was made by Mr. Bosak for approval of the minutes as presented tonight, seconded by Ms. Smith-Anderson, and carried on a vote of 4 to 0 (Stein, Morris, Bosak, and Smith-Anderson).

**NOTE:** Ms. McManus was not in attendance for the April 8, 2024 meeting and therefore was unable to participate in the discussion and vote of the minutes.

### **PENDING APPLICATIONS**

1. **CSPR-1188 – Radek Srednicki, 23 Perry Street, Stamford, CT** - Applicant is proposing a third-floor addition to an existing building and a new 4-story addition to the rear of the existing building for a total of 5 residential units and a commercial space. Property is located within the CAM boundary.

Chair Stein read application **CSPR 1188** 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 1188** with conditions prepared by EPB Staff dated March 11, 2024, conditions prepared by Engineering Staff dated March 22, 2024 and conditions prepared by DEEP dated March 7, 2024, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Bosak, McManus & Smith-Anderson).

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

**NOTE:** Mr. Bosak recused himself from the application and therefore did not participate in the discussion.

Chairman Stein spoke about the opinion from the law department regarding whether B1C is a school. , He stated that he believed there was sufficient information in the record to conclude that B1C is a school; therefore the dispensary would not comply with the zoning regulations because it is too close to a school. He then asked the board members how they feel about this application. All were in agreement that this application should be denied based on the law department’s opinion and those facts in the record. Chairman Stein asked Ms. Mathur to put together the resolutions of denial to be discussed and voted on at the May 6, 2024 meeting.

3. **Application 223-46 – BUDR Cannabis, 389 West Main Street, Stamford, CT -Special Permit.**

***NOTE: Application 223-46 has been closed and will be placed on the May 6, 2024, Zoning Board Agenda for discussion and possible vote.***

4. **Application 224-05- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.**

**NOTE: Application 224-05 has been closed and will be placed on the May 6, 2024, Zoning Board Agenda for discussion and possible vote.**

5. Application 224-15 – Family Centers Inc. & 986 Bedford Street, 986 Bedford Street, Stamford, CT – Special Permit.

Ms. McManus made a motion to approve application 224-15, second by Mr. Bosak and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak and Smith-Anderson).

#### **ADMINISTRATIVE REVIEW**

1. **Application 223-14 – Armon Hotel (Stamford Hospitality LP), 2701 Summer Street, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a Special Permit** -Proposing the construction of a new prayer room with a green roof in the northeast corner of the site along with an enhanced landscape buffer to create screening for neighbors. The Special Permit application includes a request pursuant to Section 10.K to permit the building additions and a request pursuant to Section 12.D.1.d to permit up to 10% of the required spaces to be provided on an as-needed basis ***(requesting an extension of time).***

Chairman Stein read the request into the record.

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

**NOTE:** The new expiration date will be **June 28, 2025.**

Chairman Stein polled the board on how they feel about going back to in person meetings. No Decision was made.

#### **ADJOURNMENT**

Chairman Stein adjourned the meeting at 11:24pm.

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB PH 04292024