

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, MAY 6, 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 6:30 pm.

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 as a voting member.

**PUBLIC HEARING**

1. **Application 224-08 -Summer Street Equity, LLC, 1600 Summer Street, Stamford, CT -Map Change** –Applicant is proposing to rezone 1600 Summer Street from the current RM-F (Multiple Family Residence Design) & C-L (Limited Business) to proposed C-G (General Commercial).

**NOTE:** the Affidavit for Posting of the Public Hearing signage for application **224-08** was submitted to staff on **April 19, 2024**.

**NOTE:** The Certificate of Mailing for applications **224-08** was submitted to staff on **April 29, 2024**.

Chairman Stein read application **224-08** into the record.

Ms. McManus read the Planning Board’s referral letter for application **224-08** dated **March 4, 2024** into the record.

Lisa Feinberg with Carmody, Torrance Sandak & Hennessy representing the applicant, requested that this application be continued to the **June 10, 2024** meeting.

Chairman Stein stated that the public hearing for application **224-08** has been continued to the June 10, 2024, Zoning Board Meeting at 6:30pm Via Zoom Video Conference.

2. **Application 223-42 -208 West Avenue LLC, 208 West Avenue, Stamford, CT - Map Change** –Applicant is proposing to rezone 208 West Avenue from the current R-MF (Residential Multi Family) to proposed NX-D (Neighborhood Mixed Use Design District).

**NOTE:** the Affidavit for Posting of the Public Hearing signage for application **223-42** was submitted to staff on **April 19, 2024**.

**NOTE:** The Certificate of Mailing for applications **223-42** was submitted to staff on **April 26, 2024**.

Chairman Stein read application **223-42** into the record.

Ms. McManus read the Planning Board’s referral letter for application **223-42** dated **March 27, 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**

- Kathy Kliger – 21 Friar Tuck Lane – 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. Klein replied to the public speakers comments/concerns and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **223-42** has been closed.

1. **Application 224-06- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change**, The Application proposes a change to the Stamford Zoning Regulations intended to increase the supply of housing for seniors and people with disabilities. In addition, the proposed change would allow senior and disabled day services and would update and streamline regulations.

Chairman Stein read application **224-06** into the record.

Ms. McManus read the Planning Board's referral letter for application **224-06** dated **March 14, 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**

- Dan Lombardi – 249 Hubbard Avenue – Opposed
- Barry Michelson – Idlewood Drive – Opposed
- Sue Halpern – 30 Elmcroft Road – Opposed
- Zach Oberholtzer -2475 Summer Street – In Favor
- Monika Twal – 37 Hanrahan Street – Opposed
- Kathy Kliger – 21 Friar Tuck Lane – has concerns
- Susan Bell – Hope Street – Opposed
- Patrick Kazley – Vineyard Lane- has concerns
- Gina Calabrese – 300 Seaside Avenue – in favor

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 **224-06** is continued to May 20, 2024 Zoning Board Meeting.

Chairman Stein called for a recess at 8:35 pm, meeting resumed at 8:40 pm.

4. **Application 224-16 – Nautilus Botanicals EJVI LLC and 1308 East Main Street, 1308 East Main Street, Stamford, CT –Special Permit & Coastal Site Plan Review-**, 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 Zone.

**NOTE:** the Affidavit for Posting of the Public Hearing signage for application **224-16** was submitted to staff on **April 23, 2024**.

**NOTE:** The Certificate of Mailing for applications **224-16** was submitted to staff on **April 25, 2024**.

Chairman Stein read application **224-16** into the record.

Ms. McManus read the Planning Board's referral letter for application **224-16** dated **April 15, 2024** into the record.

Leonard Braman with Wofsey Rosen Kveskin & Kuriansky representing the applicant, introduced his team, gave a detailed presentation and answered questions from the Board.

**PUBLIC SPEAKERS**

- Joann Latorraca - Owner of Water's Edge-Opposed
- Henry Decsi – 7 Lighthouse Way, Darien – President of YMCA Board of Directors - Opposed
- Mike Kuo – 49 Brookside Drive, Darien – Opposed
- Alejandro Cremades – 8 Walmsley Road – Opposed
- John Ward – 32 Beach Drive, Darien – Opposed
- Patrick Kazley – Vineyard Lane – Opposed
- Alan Calver – 191 Weed Avenue – Opposed
- Kristi Calver – 191 Weed Avenue – Opposed
- Victoria O'Rourke – 42 Stanton Road, Darien – has concerns
- Susan Bell – Hope Street – Opposed
- Allison Krongrad – 1011 Washington Blvd- in favor
- Edgar Devylder – 2 Weed Circle – Opposed
- Jaclyn Tyler – Brookside Drive, Darien - Opposed

Chairman Stein stated that the public hearing for application **224-16** is continued to **May 20, 2024** Zoning Board meeting at 6:30 via Zoom video conference.

**REGULAR MEETING**

1. Approval of Minutes: **April 29, 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 5 to 0 (Stein, Morris, McManus, Bosak & Smith-Anderson).

**PENDING APPLICATIONS**

1. **CSPR 1174 – Kevin Przypek on behalf of Mike Vitanza, 77 Kenilworth Drive West, Stamford, CT** –Proposing the installation of a 22kw generator on an 8 foot deck to meet the FEMA flood zone regulations. Property is located within the CAM boundary.

Chair Stein read application **CSPR 1174** 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 1174** with conditions prepared by EPB Staff dated April 18, 2024, conditions prepared by Engineering Staff dated July 18, 2023 and conditions prepared by DEEP dated July 21, 2023 Seconded by Mr. Bosak and carried on a vote of 5 to 0 (Stein, McManus, Morris, Bosak & Smith-Anderson).

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

Ms. Smith-Anderson made a motion to Deny application 223-45, second by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus, and Smith-Anderson).

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

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

Following a lengthy discussion on whether the Yearwood Center is considered a school the Board was undecided on whether to approve the request. Chairman Stein asked Ms. Mathur to draft resolutions of denial and approval to be discussed and voted on at the May 20, 2024 meeting.

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

Following a brief discussion regarding the revisions of the text change, a motion was made by Ms. McManus for approval of application 224-05, seconded by Ms. Smith-Anderson and carried on a vote of 4 to 1 as follows:

Stein – Yes

Morris – Yes

McManus – Yes

Smith- Anderson – Yes

Bosak - No

5. Application **224-08** -Summer Street Equity, LLC, 1600 Summer Street, Stamford, CT -Map Change.

**NOTE: Application 224-08 is being continued to the June 10, 2024 Zoning Board Meeting.**

6. Application **223-42** -208 West Avenue LLC, 208 West Avenue, Stamford, CT -Map Change.

Mr. Bosak made a motion to approve application 223-42, second by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Bosak and Smith-Anderson).

7. Application 224-06- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.

***NOTE: Application 224-06 is being continued to the May 20, 2024 Zoning Board Meeting.***

8. Application 224-16 – Nautilus Botanicals EJVI LLC and 1308 East Main Street, 1308 East Main Street, Stamford, CT –Special Permit & Coastal Site Plan Review.

***NOTE: Application 224-16 is being continued to the May 20, 2024 Zoning Board Meeting.***

**ADJOURNMENT**

Ms. Smith-Anderson made a motion to adjourn the meeting at 11:29 pm, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, McManus, Morris, Bosak & Smith-Anderson).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB PH 05062024