

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND REGULAR MEETING ON
MONDAY JUNE 10, 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.

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

Chair Stein called the meeting to order at 6:34 pm.

Chair Stein noted that Rosanne McManus and Racquel Smith-Anderson are not present.

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 website www.stamfordct.gov/zoning.

UPDATES AND DISCUSSIONS

1. Discussion regarding pending litigation in the matter of 900 Long Ridge Road Property Owner, LLC v. City of Stamford Zoning Board (Application 223-34 -900 Long Ridge Road Property Owner LLC, 900 Long Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses and a Special Permit). Potential Executive session.

Chairman Stein read the pending litigation (application **223-34**) into the record.

A motion was made by Mr. Bosak to go into an Executive Session, seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris, & Bosak).

Chairman Stein stated that going into an Executive Session will be members of the Board, Staff and Cindy Anger – Assistant Corporation Counsel for the City of Stamford.

Executive Session started at 6:35

A motion was made by Mr. Bosak to come out of the Executive Session, seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris, & Bosak).

The Board came out of the Executive Session at 7:37.

Chairman Stein stated that while in Executive Session no votes were taken.

REGULAR MEETING

1. Appointment of Acting Chief Zoning Enforcement Officer due to retirement of the incumbent.

Chairmen Stein read this item into the record.

Chairmen Stein stated that Jim Lunney, ZEO, is retiring and it is proposed that Daniel Trapp become the Acting Chief Zoning Enforcement Officer.

Mr. Blessing briefly talked about the Charter requirements that are needed to be the ZEO and answered questions from the Board.

Mr. Trapp briefly talked about his experience and answered questions from the board.

A motion was made by Mr. Morris to appoint Daniel Trapp as Acting Chief Zoning Enforcement Officer for a term of 6 months, subject to renewal by the Zoning Board, seconded by Mr. Bosak and carried on a vote of 3 to 0 (Stein, Morris, & Bosak).

PUBLIC HEARING CONTINUED

1. **Application 224-07 – City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change –** The Application proposes to bring the ongoing reorganization of the Zoning Regulations to a conclusion by consolidating and re-ordering Zoning Sections. Cross-references across sections will be updated with the new Section numbers, placeholders will be added for districts without standalone sections and the table of contents will be updated to reflect these changes.

Chairman Stein read application **224-07** into the record.

Chairman Stein stated that the public hearing for application **224-07** will be continued to the **June 24, 2024** Zoning Board meeting at 6:30pm via Zoom video conference.

2. **Application 223-38 -800 Long Ridge Road LLC, 800 Long Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses and Special Permit** - Applicant is proposing a redevelopment consisting of 354 apartments and approximately 9,394 square feet of commercial space along with associated landscaping and site improvements.

Chairman Stein read application **223-38** into the record.

Attorney Lisa Feinberg with Carmody Torrance Sandak & Hennessy representing the applicant, introduced her team, gave a detailed presentation and answered questions from the Board.

Chairman Stein called for a recess at 9:46pm, meeting resumed at 9:57pm.

PUBLIC SPEAKERS

- Joanne Mangione – Loughran Avenue – Opposed
- Patrick Kazley – Vineyard Lane – Opposed
- Dr. Michael Kellick – 4 Hunting Lane – Opposed
- Helen Koven on behalf of Carolyn Behre – 185 Clay Hill Road – Opposed
- Kathy Kligler – 21 Friar Tuck Lane – Concerns
- Steve Garst – 1477 Hope Street – Opposed
- Monika Twal – 37 Hanrahan Street – Opposed
- Susan Bell – Hope Street – Opposed
- Lorri Tamburro – Vineyard Lane – Opposed
- Barry Michelson – on behalf of Stamford Neighborhood Coalition - Idlewood Drive - Opposed
- Dave Adams – Opposed
- Madge Kellick – 4 Hunting Lane - Opposed
- Gus Papademetriou – 61 Wire Mill Road – Opposed
- Jeffrey Gatz – Concerns
- Kevin Maguire – in Favor
- Amy Kazley – 19 Vineyard Lane – Opposed
- Helen Koven – 56 Wire Mill – Opposed
- Joseph Dippolito – 881 Long Ridge Road – Opposed
- Andrew Schrichte – 1145 Riverbank Road – Opposed
- Juanita Chetcuti – 151 Clay Hill Road – Concerns
- Paula Waldman – Concerns

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

Chairman Stein asked that Attorney Feinberg wait until next meeting to answer questions.

Chairman Stein stated that the public hearing for application **223-38** will be continued to the **June 24, 2024** Zoning Board meeting at 6:30pm via Zoom video conference.

Chairman Stein noted that the applicant has until Wednesday June 19, 2024 to submit additional materials.

3. **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)

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

Chairman Stein stated that the public hearing for application **224-08** will be continued to the **July 8, 2024** Zoning Board meeting at 6:30pm via Zoom video conference.

REGULAR MEETING

1. Approval of Minutes: **May 20, 2024:** Following a brief discussion, a motion was made by Mr. Bosak for approval as presented tonight, seconded by Mr. Morris and carried on a vote 3 to 0 (Stein, Morris, & Bosak).
2. Approval of Minutes: **May 30, 2024:** Postponed to next meeting due to not having a quorum.

PENDING APPLICATIONS

1. **CSPR 1194 – 49 Seabeach Drive** – Applicant is proposing to construct an inground pool, equipment, spa, patio, fire-fit, and legalize generator. Application is in the CAM boundary.

Chairman Stein read application **CSPR 1194** 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 1194** with conditions prepared by EPB Staff dated April 30, 2024, conditions prepared by Engineering Staff dated April 2, 2024, and conditions prepared by DEEP

dated April 22, 2024 Seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris, & Bosak).

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

NOTE: Application 224-06 is being continued to June 24, 2024 Zoning Board meeting.

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

NOTE: Application 224-16 is being continued to June 24, 2024 Zoning Board meeting.

3. Application **224-07**- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change

NOTE: Application 224-07 is being continued to June 24, 2024 Zoning Board meeting.

4. Application **223-38** - 800 Long Ridge Road LLC, 800 Long Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses and Special Permit.

NOTE: Application 223-38 is being continued to June 24, 2024 Zoning Board meeting.

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

NOTE: Application 224-08 is being continued to July 10, 2024 Zoning Board meeting.

ADMINISTRATIVE REVIEW

1. **Application 223-19 – 22-24 Dolsen LLC, 24 Dolsen Place, Stamford CT,- Site & Architectural Plan and/or Requested Uses, Special Permit and Application for approval for addition to the Stamford Cultural Resources Inventory (CRI)** –Applicant is proposing improvements to the façade and reconfiguration of the interior to accommodate a third dwelling unit along with provision of associated parking pursuant to Section 7.3 Historic Preservation. The existing detached shed and the exterior staircase in the rear of the building are proposed to be removed. ***(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 Mr. Morris seconded by Mr. Bosak and carried on a vote of 3 to 0 (Stein, Morris, & Bosak).

ADJOURNMNET

Mr. Bosak made a motion to adjourn the meeting at 11:13pm, seconded by Mr. Morris and carried on a vote of 3 to 0 (Stein, Morris, & Bosak).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

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