

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, FEBRUARY 8, 2021, AT 6:30 PM EST  
THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Joanna Gwozdzowski, Roger Quick, Richard Rosenfeld (Alternate) & Sarah Summons (Alternate).  
Present for staff: Ralph Blessing, Land Use Bureau Chief & Vineeta Mathur, Associate Planner.

Chairman Stein called the meeting to order at 6:30pm.

Chairman Stein stated that Mr. Silver is no longer on the Board, he thanked Mr. Silver for his service and welcome Ms. Sarah Summons to the Board as an alternate.

Chairman Stein stated that Ms. Summons will be seated in Ms. McManus's absence.

Chairman 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.

**PUBLIC HEARING CONTINUED FROM JANUARY 11, 2021**

1. **Application 220-35– 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3<sup>rd</sup> Fl., Stamford, CT, - Text Change**, -Proposing to Amend III Section 4.B.7.c (12) *Arterial Streets* to include West Main Street in the list of *Arterial Streets*.
2. **Application 220-36 – 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3<sup>rd</sup> Fl., Stamford, CT, - Map Change**, - Applicant is proposing to rezone properties which are bound by Ann Street to the West, West Main Street to the North and Rose Park Ave to the East from the present zoning districts C-B & R-MF to the Village Commercial V-C zoning district.

Chairman Stein read applications **220-35 & 220-36** into the record and stated that this is a continuation from the January 11, 2021 public hearing.

Chairman Stein stated that at the request of the community, this item will be held until the **February 22, 2021** Zoning Board Meeting.

Mr. William Hennessey representing the applicant stated that while he is in agreement with the continuation of the hearing, he noted that this is the fifth continuance, three of which were at the request of the community and that there needs to be an end and that he will continue to work with staff on this.

Chairman Stein stated that the public hearing for application **220-35 & 220-36** will be continued to the **February 22, 2021** Zoning Board meeting at 6:30pm via Zoom video conference.

**PUBLIC HEARING CONTINUED FROM JANUARY 25, 2021**

1. **Application 220-38 - CITY OF STAMFORD – ZONING BOARD, 888 Washington 777 Boulevard, Stamford, CT,- Text Change,** Proposing as part of the Omnibus Text Change, an overhaul of Section 7.3, currently named “Special Exception for Historic Buildings”. The new Section 7.3 “Historic Preservation” will be accompanied by several new defined terms related to historic preservation.

**NOTE:** The latest version which incorporates all of the public comments dated **January 8, 2021** was emailed to all listed on the Public Register List on **January 8, 2021**

Chairman Stein read application **220-38** into the record and stated that this is a continuation from the January 25, 2021 public hearing.

**NOTE:** It is the intension for staff to present the additional revisions made based on public comments and to hold this item to the **February 22, 2021** public hearing.  
Mr. Blessing gave a detailed presentation of the latest revisions and answered questions from the Board.

Chairman Stein stated for the **February 22, 2021** public hearing, written comments must be submitted to staff by **February 12, 2021**, staff will incorporate said comments in the proposed text change, post on the Zoning Board’s web page and the Board will discuss at the **February 22, 2021** public hearing.

Chairman Stein stated that the public hearing for application **220-38** will be continued to the **February 22, 2021** Zoning Board meeting at 6:30pm via Zoom video conference.

**PUBLIC HEARING**

1. **Application 220-31- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT, - Text Change -** Proposing as part of the Omnibus Text Change to Amend the current Section 12 “Automobile Parking and Loading Space” and rename it to Section 12 “Mobility”. In addition to parking and loading regulations, the amended Section 12 would also take into account the needs of pedestrians and bicyclists by establishing standards for sidewalks and bike parking facilities.

Changes to Section 19 include moving Sections 7.2 “Site Plan Review” and 7.5 “Review of Large Scale Development” to Section 19, without any substantive changes except for the updating of references, and adding to Section 19 Subsections 19.F “Parking Management Plans” and 19.G. “Transportation Management Plans”.

**NOTE:** The application and all related materials were emailed to all listed on the Public Register List and also posted on the City of Stamford- Zoning Board web page on **January 27, 2021**. Also a short version of the proposed text was published in the Stamford Advocate of **January 27, 2021 and February 3, 2021**.

Chairman Stein read application **220-31** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter dated July 1, 2020 into the record.

**NOTE:** The intention is to open this application, Staff to give an overview of the proposed changes and to hold this item to the **February 22, 2021** public hearing.

Mr. Blessing gave a detailed overview of the proposed text and answered questions from the Board.

Chairman Stein stated that for the **February 22, 2021** public hearing, written comments must be submitted to staff by **February 12, 2021**, staff will incorporate said comments in the proposed text change, post on the Zoning Board’s web page and the Board will discuss at the **February 22, 2021** public hearing.

Chairman Stein stated that the public hearing for application **220-31** will be continued to the **February 22, 2021** Zoning Board meeting at 6:30pm via Zoom video conference.

2. **Application 220-43 -Stamford Washington Investors LLC, Stamford Washington Land LLC, and Stamford Washington Office LLC, 677 & 707 Washington Boulevard, Stamford, Ct. – Site and Architectural Plans and/or Requested Uses, Special Permit & Coastal Site Plan Review** – Applicant is proposing to redevelop the northern 1.92± acres of the Property, which is currently improved with a surface parking lot. The proposed 34-story mixed-use tower will consist of 406 residential units, ground floor retail, 537 parking spaces, and associated tenant amenity space and other related improvements.

**NOTE:** The affidavit for “Posting of the Public Hearing” sign for application **220-43** was submitted to staff on January 22, 2021.

**NOTE:** The Certificate of Mailing for application **220-43** was submitted to staff on February 2, 2021.

Chairman Stein read application **220-43** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter dated November 17, 2020 into the record.

William Hennessey along with Meaghan Mills of Carmody Torrance Sandak & Hennessey representing the applicant introduced their team and along with their team gave a detailed presentation and answered questions from the Board.

#### **PUBLIC SPEAKERS**

- David Kooris – President of Downtown Special Services District DSSD – made a brief statement – in support.
- Heather Cavanagh – President & CEO – Stamford Chamber of Commerce – made a brief statement – in support.
- Sue Halpern – VP NRZ -Had concerns with the building being too close the street – additional green space is desirable.

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

Mr. Hennessey replied to Ms. Halpern comment stating that there will be 3 ½ acres of open green space and this will be a gateway to the downtown and the transportation center.

Mr. Hennessey and his team continued their presentation and answered additional questions from the Board.

Chairman Stein stated that the public hearing for application **220-43** has been closed but will remain open for the following items only: left turn into the retail space from Washington Boulevard, shadow study, massing compared to Trump Parc, justification for unbundled parking, need for three bedroom units, apartment rents, 9/11 memorial easement, roof-top child play area, signage, lighting and seating of the open space.

The applicant will prepare and submit for the **February 22, 2021** meeting.

#### **REGULAR MEETING**

1. Approval of Minutes: **January 25, 2021:** After a brief discussion, a motion was made by Mr. Morris for approval of the minutes as presented tonight, seconded by Mr. Quick and carried on a vote of 4 to 0 (Stein, Morris, Quick & Rosenfeld).

**NOTE:** Ms. Gwozdzowski was not in attendance for the **January 25, 2021** and therefore unable to participate in the discussion and vote.

### **PENDING APPLICATIONS**

1. Application **220-35**– 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3<sup>rd</sup> Fl, Stamford, CT, - Text Change.
2. Application **220-36** – 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3<sup>rd</sup> Fl, Stamford, CT, - Map Change.

**Application 220-35 and 220-36 have been continued to the February 22, 2021 Zoning Board public hearing to be held via Zoom video conference.**

3. Application **220-38** - CITY OF STAMFORD – ZONING BOARD, 888 Washington 777 Boulevard, Stamford, CT,- Text Change.

**Application 220-38 has been continued to the February 22, 2021 Zoning Board public hearing to be held via Zoom video conference.**

4. Application **220-31**- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT, - Text Change.

**Application 220-31 has been continued to the February 22, 2021 Zoning Board public hearing to be held via Zoom video conference.**

5. Application **220-43** -Stamford Washington Investors LLC, Stamford Washington Land LLC, and Stamford Washington Office LLC, 677 & 707 Washington Boulevard, Stamford, Ct. – Site and Architectural Plans and/or Requested Uses, Special Permit & Coastal Site Plan Review.

**Application 220-43 has been continued to the February 22, 2021 Zoning Board public hearing to be held via Zoom video conference.**

### **ADMINISTRATIVE REVIEW**

1. **Rising Starts Learning Academy** – Applicant Davette Stephens is requesting administrative approval of the Child Day Care Center use at 71 Stillwater Avenue. The property is in the Village Commercial (V-C) district.

Chairman Stein read the request into the record.

Following a brief discussion, a motion was made by Mr. Morris for approve with the conditions as discussed and amended tonight, seconded by Ms. Summons and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Summons).

2. **Application 218-42 –GAS SUMMER STREET, LLC, 2770 Summer Street –Site & Architectural Plans and/or Requested Uses,** Applicant is proposing to construct a 115' x 40' warehouse addition (*Requesting an extension of time*).

Chairman Stein read the request into the record.

Following a brief discussion, a motion was made by Mr. Morris for approval of a one year extension of time for application **218-42**, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Summons).

**NOTE:** Extension of Time as been granted to February 25, 2022.

### **UPDATES AND DISCUSSIONS**

1. **Boat Ramp – West Beach** – At the January 25, 2021 meeting Mr. Morris requested an update on the status of the Boat Ramp located at West Beach.

Mr. Blessing gave an update, he stated that the scope of the work has been put together by his staff, the Engineering Department and consultants. The scope of the work will cost \$2.2 million and the issue is the storm water out fall which either needs to be moved or something needs to be built to divert the water.

Most of the funds are coming from the State of Connecticut Port Authority grant which was approved last year, but because of Covid we have not seen said funds as of yet. Also BLT will be providing \$450,000 and \$350,000 will be provided from an escrow account for 860 Canal Street (Application 218-60) that were set aside for water dependent uses. This will still leave about a \$50,000 short fall, however there is some money bonded in capital for dredging which we should be able to use.

### **ADJOURNMENT**

Ms. Gwozdzowski made a motion of adjourn the meeting at 10:03 pm, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Summons).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB PH 2082021

**NOTE:** These proceedings were recorded on video and are available for viewing through the City of Stamford's web page – [www.stamfordct.gov](http://www.stamfordct.gov).