

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, FEBRUARY 22, 2021, AT 6:30 PM EST  
THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Joanna Gwozdziowski, Rosanne McManus, 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 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 HEARINGS CONTINUED FROM FEBRUARY 8, 2021**

3. **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 Permit Uses 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 additional public comments, dated revised **February 8, 2021** was emailed to the Public Register List and posted on the Zoning Board web page on **February 17, 2021**.

Chairman Stein read application **220-38** into the record and stated that this is a continuation from the February 8, 2021 public hearing.

Mr. Blessing gave a brief presentation of the latest revision dated **February 22, 2021** and answered questions from the Board.

**PUBLIC SPEAKERS**

- John Leydon – Suggested a few typos to be corrected.
- David Kooris – President of Downtown Special Services District - Made a brief statement in support.
- Terry Adams -Had a question concerning the bond – Staff answered.
- David Woods – Chairman – Historic Preservation Advisory Commission– Made a brief statement in support.

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

Chairman Stein stated that the public hearing for application **220-38** has been closed.

4. **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.

The Board and Staff had a brief discussion and then went to the public.

#### **PUBLIC SPEAKERS**

- Jerry Silver – member -People friendly Stamford – Made a brief statement in support.
- Barry Michelson – Made a brief statement and made suggestions.
- Cynthia Bowser – Expressed concern with parking.
- Melanie Hollas – Made a brief statement in support and asked a question pertaining to parking for corner lots and definition of side and rear yard.
- Terry Adams – Expressed parking concerns for multi family dwelling in the South End as most of these houses do not have driveways.
- Lisa Feinberg with Carmody Torrance Sandak & Hennessey -Asked for additional time to review and comment.
- Ray Mazzeo with Redniss & Mead - asked for additional time to review and comment.

Mr. Blessing answered questions raised by the public and also answered additional questions from the Board members.

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

Chairman Stein stated for the **March 8, 2021** public hearing, written comments must be submitted to staff by **February 26, 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 **March 8, 2021** public hearing.

Chairman Stein stated that the public hearing for application **220-31** will be continued to the **March 8, 2021** Zoning Board meeting at 6:30pm via Zoom video conference.

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 and 220-36** into the record and stated that this is a continuation from the February 8, 2021 public hearing.

Mr. Blessing stated that they had a community meeting last week and there is another scheduled for this week and that one of the bigger issues is parking. One of the thoughts is to propose a Text Change and a General Development Plan which will allow placing conditions related to the site through the approval.

Mr. William Hennessey representing the applicant made a brief statement agreeing with Mr. Blessing's statement. He stated that they submitted the Text Change to staff today and that the General Development Plan will follow shortly. He also stated that they will continue to work with staff and the community.

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

**NOTE:** Chairman Stein stated that while application **220-43** was closed for public comment at the **February 8, 2021** meeting. It was left open for additional information requested by the Board.

Ms. Mathur stated that staff received the requested additional information and is satisfied. Chairman Stein asked the Board members if there were any other questions, there were none. Chairman Stein stated that application **220-43** has been closed.

## **PENDING APPLICATIONS**

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

A motion was made by Mr. Morris for approval of application **220-38** with conditions (**dated February 22, 2021**) as discussed and amended tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski and Quick).

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

**Application 220-31 has been continued to the March 8, 2021 Zoning Board public hearing to be held via Zoom video conference.**

3. 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.
4. 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.

**Applications 220-35 & 220-36 has been continued to the March 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.

**NOTE:** Ms. McManus stated that she has recused herself from application **220-43**, with that Chairman Stein stated that Mr. Rosenfeld will be seated in Ms. McManus place for the discussion and vote of application **220-43**.

Following a lengthy discussion a motion was made by Ms. Gwozdzowski for approval of application **220-43** with the conditions as discussed and amended tonight, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Rosenfeld).

**NOTE:** Ms. McManus was reseated.

## **PUBLIC HEARING**

1. **Application 220-49 – Richard W. Redniss (22-1<sup>st</sup> Corp), Stamford, CT.,– Text Change, -**  
To Amend Section 9 (CSC-D Community Shopping Center District) 9.O.5 Site Design and Architectural Criteria “e” to add additional signage language.
2. **Application 220-50 – UB Stamford LP, 2215 Summer Street, Stamford, CT., Site and Architectural Plans and/or Requested Uses, –**Applicant is seeking to extend the parking deck over part of the Stop & Shop surface lot, modify vehicle flow to improve circulation in the main (Summer Street) surface parking lot, relocate and add new signage. The property is in the CSC-D Community Shopping Center District.

**NOTE:** The affidavit for “Posting of the Public Hearing” sign for application **220-50** was submitted to staff on February 8, 2021.

**NOTE:** The Certificate of Mailing for application **220-50** was submitted to staff on February 8, 2021.

Chairman Stein read applications **220-49** and **220-50** into the record.

Ms. McManus read the Planning Board recommendation letters both dated **December 22, 2020** into the record.

Raymond Mazzeo with Redniss & Mead representing the applicant introduced his team and along with his team gave a detailed presentation and answered questions from the Board.

## **PUBLIC SPEAKERS**

- Victoria Rule – Resident of Chesterfield Condos – Has concerns with the noise from the “height warning wire”. She would also like for the signage to be reduced, lowered and not lighted at night, would also like more landscaping and more pedestrian safety.
- Kelli McCourt – Resident of Chesterfield Condos – Concern with the increased traffic that this proposal could produce. Concerned with the construction quality of the existing ramp and proposed deck.
- John DeBlasio – Resident of Chesterfield Condos- stated the same concerns as the previous speaker, including the pedestrian walkway.
- Mary Gaine –Resident of Chesterfield Condos – stated the same concerns as the pervious speaker.
- Jessica Kooris – Spoke in support but expressed concerns with the southbound traffic. She recommended that right turn only signs should be painted and wayfinding should be updated. She also asked how the construction staging will work.

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

Mr. Mazzeo answered questions raised by the public and also answered additional questions from the Board.

The Board requested the following from the applicant:

- Noise height wire device located in the parking lot – when struck is very loud. Can anything be done to lower the volume?
- Signage height and signage lighting that point directly towards the Chesterfield Condos.
- Updated landscaping plan.
- Staff would also like for the applicant to look into wayfinding and the directional signage including the no left turn onto Sixth Street.

Chairman Stein stated that the public hearing for applications **220-49 & 220-50** will be continued to the **March 8, 2021** Zoning Board meeting at 6:30pm via Zoom video conference.

3. **Application 220-44 –Morgan Gregory LLC, 83 & 95 Morgan Street, Stamford, Ct. – Site and Architectural Plans and/or Requested Uses and a Special Permit** - Applicant is proposing to construct a 5 story residential building consisting of 42 apartments, 2 levels of structured parking, associated tenant amenities and upgrades to the existing buildings.

**NOTE:** The affidavit for “Posting of the Public Hearing” sign for application **220-44** was submitted to staff on February 8, 2021.

**NOTE:** The Certificate of Mailing for application **220-44** was submitted to staff on February 8, 2021.

Chairman Stein read application **220-44** into the record.

Ms. McManus read the Planning Board recommendation letter dated **December 23, 2020** into the record.

Richard Redniss with Redniss and Mead representing the applicant introduced his team and along with his team gave a detailed presentation and answered questions from the Board.

Chairman Stein stated that because of the time recommended that the hearing be continued and asked the Board to email any questions they have to staff and the applicant prior to the **March 8, 2021** meeting, all members were in agreement.

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

Chairman Stein stated that application 220-44 will be continued to the **March 8, 2021** Zoning Board meeting at 6:30pm via Zoom video conference.

### **REGULAR MEETING**

1. Approval of Minutes: **February 8, 2021:** Following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of the minutes as discussed tonight, seconded by Mr. Morris and carried on a vote of 4 to 0 (Stein, Morris, Gwozdzowski & Quick).

**NOTE:** Ms. McManus was not in attendance for the February 8, 2021 meeting and therefore unable to participate in the discussion and vote.

### **PENDING APPLICATIONS**

1. Application 220-49 – Richard W. Redniss (22-1<sup>st</sup> Corp), Stamford, CT.,– Text Change.

**Application 220-49 has been continued to the March 8, 2021 Zoning Board public hearing to be held via Zoom video conference.**

2. Application 220-50 – UB Stamford LP, 2215 Summer Street, Stamford, CT., Site and Architectural Plans and/or Requested Uses.

**Application 220-50 has been continued to the March 8, 2021 Zoning Board public hearing to be held via Zoom video conference.**

3. Application 220-44 –Morgan Gregory LLC, 83 & 95 Morgan Street, Stamford, Ct. – Site and Architectural Plans and/or Requested Uses and a Special Permit.

**Application 220-44 has been continued to the March 8, 2021 Zoning Board public hearing to be held via Zoom video conference.**

### **ADMINISTRATIVE REVIEW**

1. **Application 217-16 (3rd Mod)** – Condition 12, Gateway Garage “Final Interim Parking Plan”.

Mr. Blessing presented the Final Interim Parking plan, dated February 22, 2021 and following a lengthy discussion a motion was made by Mr. Morris for approval of the Final Interim Parking Plan dated February 22, 2021, signed by Building and Land Technology and returned to staff, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & McManus).

**ADJOURNMENT**

Chairman Stein called for adjournment of the meeting at 10:50pm, seconded by Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & McManus).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB PH 2222021

**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).