

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

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Rosanne McManus, 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 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.

UPDATES & DISCUSSIONS

1. Presentation by Sara Bronin, Founder of ‘Desegregate CT’ on interrelationship of zoning and inclusive and affordable housing.

Ms. Bronin gave a detailed power point presentation of their organization and their goals and also answered questions from the Board.

NOTE: The Website address for “Desegregate CT: www.desegregatect.org

PUBLIC HEARINGS CONTINUED FROM FEBRUARY 22, 2021

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 and stated that this is a continuance from the **February 22, 2021** public hearing.

Chairman Stein then stated that staff is continuing to incorporate public comments received and will present at the **March 22, 2021** public hearing.

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

2. **Application 220-49 – Richard W. Redniss (22-1st 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.
3. **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.

Chairman Stein read applications **220-49** and **220-50** into the record and stated that this is a continuation from the **February 22, 2021** public hearing.

Raymond Mazzeo along with Richard Redniss of Redniss & Mead representing the applicant continued his presentation, addressed comments and question raised from public comments and answered questions from the Board.

PUBLIC SPEAKERS

- David Kooris – speaking on behalf of his wife –restated his concerns with traffic circulation within the shopping center.
- Cara Gilbright submitted two questions:
 - 1) Will there be natural light on the lower deck? Mr. Mazzeo answered – Yes.
 - 2) How will snow plowing work? M. Mazzeo stated that they might be able to use the turnaround area.

Mr. Mazzeo acknowledged that he had misunderstood Mrs. Kooris’ concern last time and stated that they can address the traffic concern by either relocating or pulling out the stop bar. Mr. Kooris was satisfied with the solutions.

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

Mr. Mazzeo gave his closing comments to the Board.

Chairman Stein stated that the public hearing for applications **220-49** and **220-50** has been closed.

4. **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.

Chairman Stein read application **220-44** into the record and stated that this is a continuation from the **February 22, 2021** public hearing.

Richard Redniss with Redniss & Mead representing the applicant replied to questions submitted in advance of the meeting and also answered questions from the Board.

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

Mr. Redniss gave his closing comments to the Board.

Chairman Stein stated that the public hearing for application **220-44** has been closed.

REGULAR MEETING

1. Approval of Minutes: **February 22, 2021**: Following a brief discussion, a motion was made by Ms. McManus for approval of the minutes as discussion and amended tonight, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

PENDING APPLICATIONS

1. **CSPR-1103 – City of Stamford - Boccuzzi Park, 200 Southfield Avenue, Stamford, CT.** Proposing construction of the new SoundWaters Harbor Center along with additional improvements throughout the park. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1103** into the record.

Ms. Mathur presented the application to the Board and following a brief discussion, a motion was made by Mr. Morris for approval of application **CSPR 1103** with the EPB permit dated

March 1, 2021, seconded by Ms. Gwozdzowski and carried on a vote 4 to 0 (Stein, Morris, McManus & Gwozdzowski).

2. **CSPR-1098 – Christopher & Coleen Banks, 28 Kenilworth Drive West, Stamford, CT. –**
Proposing to construct an addition and alterations to the existing single family residence along with a new driveway entrance and other site improvements. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1098** into the record.

Bret Holzwarth with Redniss & Mead representing the applicant gave a brief overview of the proposed project, addressed the neighbor's concerns, answered questions from the Board members and also stated that they are agreement with all of EPB's conditions.

Following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of application **CSPR 1098** with conditions prepared by EPB Staff dated **February 22, 2021** and Engineering Staff dated **January 20, 2021**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

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

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

4. Application **220-49** – Richard W. Redniss (22-1st Corp), Stamford, CT., – Text Change.

Following a brief discussion, a motion was made by Ms. McManus for approval of application **220-49**, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

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

Following a discussion of the draft conditions, a motion was made by Ms. McManus for approval of application **220-50** with draft conditions as discussed and amended tonight, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

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

Following a discussion of the draft conditions, a motion was made by Ms. McManus for approval of application **220-44** with draft conditions as discussed and amended tonight,

seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

ADMINISTRATIVE REVIEW

1. **Revive Inc., - 980 Hope Street** – Proposing to operate a ministry center, a food pantry and an education center. The center will operate between Monday thru Friday 9:00am – 7:30pm and Sunday’s 10:00am – 12:00pm. Property is located with the VC- District.

Chairman Stein read the request into the record.

Ms. Mathur presented the request to the Board and following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of the change of use, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

2. **Hubbard Heights Child Day Care - Hubbard Mansion -111 West North Street** – Applicant is requesting administrative approval to operate a Child Day Care Center.

Chairman Stein read the request into the record.

Ms. Mathur gave the Board a brief overview and then Rebecca Shannonhouse and Pam Cunconan (co-owners) of 111 West Main Street took over the presentation.

The Board, Staff and the Applicants began a lengthy discussion over the parking requirements. The Board was not comfortable with the available parking versus the number of children and staff being proposed.

The Board determined that more research is needed before they can vote and therefore this request will be continued to the **March 22, 2021** regular meeting.

UPDATES & DISCUSSIONS

1. Temporary Signage Regulations
Item tabled

ADJOURNMENT

Ms. Gwozdzowski called for adjournment of the meeting at 10:35pm, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

Respectfully submitted,

William Morris (Secretary)

Stamford Zoning Board

ZB PH 3082021

NOTE: These proceedings were recorded on video and are available for viewing through the City of Stamford's web page – www.stamfordct.gov.