

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

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

Acting Chair Morris called the meeting to order at 6:30pm.

Acting Chair Morris stated that Mr. Rosenfeld and Ms. Summons will be seated in Chairman Stein and Ms. Gwozdzowski's absence.

Acting Chair Morris 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 22, 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, 3rd Fl, Stamford, CT, - Text Change,** -Proposing to Amend Article 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, 3rd 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.

Acting Chair Morris read applications **220-35 & 220-36** into the record.

Note: These applications are a continuance from the **March 8, 2021** public hearing.

Mr. Blessing stated that the applicant will be submitting a General Development Plan Application and that it might be best to continue these applications until such time.

Attorney Jay Klein with Carmody Torrance Sandak Hennessey representing the applicant concurred with Mr. Blessing to a continuance and stated that they should be ready to present the General Development Plan Application at the April 12, 2021 public hearing.

With that Acting Chair Morris stated that applications **220-35 & 220-36** will be continued to the **April 12, 2021** Zoning Board meeting at 6:30pm via Zoom video conference.

PUBLIC HEARINGS CONTINUED FROM MARCH 8, 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 latest version dated **March 12, 2012** was posted on the City of Stamford-Zoning Board web page and also emailed to all listed on the Public Register list on **March 12, 2021**.

Acting Chair Morris read application **220-31** into the record.

NOTE: This application is a continuance from the **March 8, 2021** public hearing.

Mr. Blessing gave a brief presentation of the latest revision dated **March 22, 2012** and answered questions from the Board.

Acting Chair Morris stated that the Board has received written comments from Sue Halpern, and Barry Michelson.

Ms. Mathur also stated that staff has received written comments from David Kooris.

PUBLIC SPEAKERS

- Sue Halpern – VP, South End Neighborhood Revitalization Zone- made comments.
- David Kooris – President, Downtown Special Services District – made comments and a few suggestions.
- Cynthia Bowser – Westside resident – made comments.
- Ray Mazzeo – with Redniss & Mead – made comments and a few suggestions.

- Sheila Barney – South End residents – made comments.

Acting Chair Morris asked if there were any other public speakers through chat/text message/email /raised hands – there were none.

Mr. Blessing replied to the public speakers comments and answered additional questions from the Board.

Acting Chair Morris stated that the public hearing for application **220-31** has been closed.

PUBLIC HEARING

1. **Application 221-03 – Richard W. Redniss (22-1st Corp), Stamford, CT., – Text Change, -**
To Amend Article III, Section 4.B.11. R-HD (Residential District, High Density) of the Zoning Regulations.
2. **Application 221-04 – Sprague Operating Resources LLC, 10 Water Street, Stamford, CT- Map Change –** Applicant is proposing to rezone 10 Water Street and 2187 Atlantic Street from current CW-D Zoning District to RH-D Zoning District.

NOTE: The affidavit for “Posting of the Public hearing” sign for application **221-04** was submitted to staff on March 8, 2021.

NOTE: The Certificate of Mailing for application **221-04** was submitted to staff on March 8, 2021.

Acting Chair Morris read applications **221-03 & 221-04** into the record.

Ms. McManus read the Planning Board recommendations letters both dated **March 11, 2021** into the record.

Richard Redniss with Redniss & Mead representing the applicant gave a detailed presentation and answered questions from the Board.

Mr. Redniss also stated that they are in agreement with written comments submitted by Harbor Management Commissions, dated **March 22, 2021**.

Acting Chair Morris asked if there were any public speakers through chat/text message/email /raised hands – there were none.

Acting Chair Morris stated that the public hearing for applications **221-03 & 221-04** has been closed.

REGULAR MEETING

1. Approval of Minutes: **March 8, 2021:** Follow a brief discussion, a motion was made by Ms. McManus for approval of the minutes presented tonight, seconded by Mr. Rosenfeld and carried on a vote of 4 to 0 (Morris, McManus, Rosenfeld & Quick).

NOTE: Ms. Summons had stepped away during the discussion and therefore was unable to vote.

PENDING APPLICATIONS

1. **CSPR-1094 – UNC of Coastal Connecticut, 25 Jefferson Street, Stamford, CT. –**
Proposing the reconstruction of a portion of an existing self- storage facility due to structural damage. The reconstruction is approximately 7,550 square feet of the total 19,827 square feet building footprint and is adjacent to the East Branch of Rippowam River. Property is located within the CAM boundary.

Acting Chair Morris read application **CSPR 1094** into the record.

Ms. Mathur presented the application to the Board and following a brief discussion, a motion was made by Ms. McManus for approval of application CSPR 1094, seconded by Mr. Quick and carried on a vote of 5 to 0 (Morris, McManus, Quick, Rosenfeld & Summons).

NOTE: Approval includes conditions prepared by EPB Staff dated March 3, 2021 and conditions prepared by Engineering Staff dated October 27, 2020.

2. **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, 3rd Fl, Stamford, CT, - Text Change.**
3. **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, 3rd Fl, Stamford, CT, - Map Change.**

Applications 220-35 & 220-36 has been continued to the April 12, 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.**

The discussion and vote of application 220-31 has been tabled to the April 12, 2021 regular meeting.

5. Application **221-03** – 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 **221-03**, Text Change as discussed and amended tonight, seconded by Mr. Quick and carried on a vote of 5 to 0 (Morris, McManus, Quick, Rosenfeld & Summons).

6. Application **221-04** – Sprague Operating Resources LLC, 10 Water Street, Stamford, CT-Map Change .

Following a brief discussion, a motion was made by Ms. McManus for approval of application **221-04**, Map Change as presented tonight, seconded by Mr. Quick and carried on a vote of 5 to 0 (Morris, McManus, Quick, Rosenfeld & Summons).

ADMINISTRATIVE REVIEW

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

Acting Chair Morris read request into the record.

Ms. Mathur gave a brief update on discussions with the applicant and the City of Stamford's Traffic Bureau. She stated that the Traffic Bureau has granted the applicant up to eight residential parking permits for West North Street. She also noted that if Section 12 is adopted that the applicant will have no issues with meeting the parking requirements.

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

2. **471 Glenbrook Road – Elite Learning Academy –**
Applicant is requesting administrative approval to expand a previously approved existing Child Day Care Center in the V-C district.

Acting Chair Morris read request into the record.

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

UPDATES & DISCUSSIONS

1. Temporary signage regulations

Ms. Mathur stated that staff has discussed the issue with the Zoning Enforcement Office who recommended that the Zoning Board retain the current signage regulations and not add new temporary signage regulations. The current process requires that an applicant secure a full sign permit and meet all dimensional, location and quality standards even for temporary signs. Allowing additional temporary signage could potentially foster crowding of buildings with signage and require additional time enforcement. The Board agreed with ZEO's recommendation.

ADJOURNMENT

Ms. McManus called for adjournment of the meeting at 9:10pm, seconded by Mr. Quick and carried on a vote of 5 to 0 (Morris, McManus, Quick, Rosenfeld & Summons).

Respectfully submitted,

Rosanne McManus (Acting Secretary)
Stamford Zoning Board

ZB PH 3222021

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