

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, MAY 10, 2021, AT 6:30 PM EDT
THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Roger Quick, Richard Rosenfeld (Alternate) and 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.

NOTE: Ms. Summons and Mr. Rosenfeld were seated in Ms. McManus and Ms. Gwozdzowski'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 HEARINGS CONTINUED FROM APRIL 12, 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.

Chairman Stein read applications **220-35 & 220-36** into the record.

NOTE: These applications were a continuation from the April 12, 2021 public hearing.

Chairman Stein stated for the record that per the applicants' request, applications **220-35 & 220-36** will be continued to the **June 7, 2021** zoning board public hearing at 6:30pm via Zoom video conference. Chairman Stein asked Mr. Hennessey if he was in agreement with the continuation of applications 220-35 & 220-36 to the June 7, 2021 meeting – Mr. Hennessey replied yes.

PUBLIC HEARING

1. **Application 221-11- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change,** Proposed Omnibus Text Change, cleanup 2. The purpose of this text change is to correct inconsistencies between different sections of the Zoning Regulations including use and term definitions, add new definitions for clarity and amend Section 7.4.2.

NOTE: Application **221-11** and all related materials were posted on the City of Stamford- Zoning Board web page and also emailed to all listed on the Public Register list on **April 28, 2021.**

A Legal Notice were published in the Stamford Advocate on **April 28, 2021** and **May 5, 2021.**

A legal Notice was posted on the City of Stamford- Zoning Board web page on **April 28, 2021.**

The **May 10, 2021** Agenda and Application **221-11** were emailed to all listed on the Public Register list on **May 4, 2021.**

Chairman Stein read application **221-11** into the record.

Mr. Rosenfeld read the Planning Board recommendation letter dated April 8, 2021 into the record.

Mr. Blessing gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- David Kooris – President, Downtown Special Services District – In Support
- William Hennessey with Carmody Torrance Sandak & Hennessey – In Support

Mr. Blessing stated that staff received a comment /email pertaining to the weight limit for trucks that would be allowed to park in the setback in industrial districts of $\frac{3}{4}$ tons or less.

The Board and Staff began a discussion and it was decided that this requirement should be 10,000 pounds or less rather than $\frac{3}{4}$ ton or less.

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

Chairman Stein stated that application **221-11** has been closed.

REGULAR MEETING

1. Approval of Minutes: **April 26, 2021**: After a brief discussion, a motion was made by Mr. Morris for approval of the minutes as discussed and amended tonight, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, Quick, Rosenfeld & Summons).

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, 3rd 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, 3rd Fl, Stamford, CT, - Map Change.

Applications 220-35 & 220-36 have been continued to the June 7, 2021 Zoning Board public hearing to be held via Zoom video conference.

3. Application 221-11- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change.

Following a brief discussion, a motion was made by Mr. Quick for approval of application **221-11** as discussed and amended tonight, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, Quick, Rosenfeld & Summons).

4. Application 220-22 - NGUYEN REALTY LLC, 302-312 Shippan Avenue, Stamford, CT – Site and Architectural Plans and/or Requested Uses and a Special Permit.

Mr. Morris expressed his concerns with the parking requirements of 1 space per residential unit. The Board and staff began a discussion of alternate solutions on how to create more parking spaces. It was decided that the parking ratio shall be increased to no less than 1.5 spaces per residential unit and that this requirement could be achieved by either a shared parking agreement or one less residential unit being built – whichever the applicant chooses will be satisfactory to the Board.

With that, a motion was made by Mr. Rosenfeld for approval of application **220-22** with conditions as discussed and amended tonight, seconded by Ms. Summons and carried on a vote of 5 to 0 (Stein, Morris, Quick, Rosenfeld & Summons).

ADMINISTRATIVE REVIEW

1. **Application 219-03– The Stamford Hospital (aka) The Tully Center, 32 Strawberry Hill Court -Site & Architectural Plans and/or Requested Uses, Special Exceptions** Applicant is seeking to construct a two story addition to the existing parking garage along with associated landscaping and site improvements. This proposed addition will increase the available parking from 666 spaces to 961 spaces (***Request for 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 **219-03**, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, Quick, Rosenfeld & Summons).

NOTE: Extension of Time has been granted to June 4, 2022.

ADJOURNMENT

Ms. Summons made a motion for adjournment of the meeting at 8:35pm, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, Quick, Rosenfeld & Summons).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 5102021

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