

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, MAY 24, 2021, AT 6:30 PM EDT  
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) and Sarah Summons (Alternate).

Present for staff: Ralph Blessing, Land Use Bureau Chief.

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 HEARING**

1. **Application 221-14 – Richard W. Redniss (22-1<sup>st</sup> Corp), Stamford, CT., – Text Change, -**  
**NOTE:** This application is pursuant to the recently approved Text Change application 221-11 filed by the Zoning Board. The application re-establishes residential density and floor area, as well as the ability to convert commercial development rights into residential density. Also proposing to Amend Table IV to establish building setbacks (10-15’ measured to the curb line).
2. **Application 221-15 – RMS Companies (Applicant) and Greyrock Development LLC (owner), (contract purchaser of 0 Greyrock Place (004-1972), 172 Greyrock Place and 154 Broad Street. Stamford CT – Map Change –** Applicant is proposing a rezoning from the present MX-D zoning district to C-G zoning district.
3. **Applications 221-16 – RMS Companies (Applicant) and Greyrock Development LLC (owner), (contract purchaser of 0 Greyrock Place (004-1972), 172 Greyrock Place and 154 Broad Street. Stamford CT -Special Permit and Site and Architectural Plans and/or Requested Uses** – Applicant is proposing to redevelop this site to create an 8-story residential building with 228 apartments, 8,000±sf of office space and tenant and public amenities.

**NOTE:** The “Certificate of Mailing” for applications **221-15 and 221-16** was submitted to staff on May 14, 2021.

**NOTE:** The affidavit for “Posting of the Public Hearing” signage for applications **221-15 and 221-16** was submitted to staff on May 7, 2021.

Chairman Stein read applications **221-14, 221-15 & 221-16** into the record.

Ms. McManus read the Planning Board recommendation letter for application **221-14** dated April 29, 2021 into the record.

Ms. McManus read the Planning Board recommendation letter for application **221-15** dated April 29, 2021 into the record.

Ms. McManus read the Planning Board recommendation letter for application **221-16** dated May 5, 2021 into the record.

Chairman Stein stated for the record that applications **221-14, 221-15 and 221-16** will be continued to the **June 21, 2021** Zoning Board meeting at 6:30pm via Zoom video conference. Chairman Stein asked Raymond Mazzeo with Redniss & Mead representing the applicant if he was in agreement with the continuation - Mr. Mazzeo replied – yes.

4. **Application 220-51 – Dominick Rosa Jr., 351 Hope Street, Stamford, CT – Map Change** – Applicant is requesting to amend the City of Stamford’s Zoning Map pertaining to 351 Hope Street only. Applicant is requesting for 351 Hope Street to be changed from the R-6 Zoning District to the C-N Zoning District.

**NOTE:** The “Certificate of Mailing” for application **220-51** was submitted to staff on May 13, 2021.

**NOTE:** The affidavit for “Posting of the Public Hearing” signage for application **220-51** was submitted to staff on May 7, 2021.

Chairman Stein read application **220-51** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter dated March 11, 2021 into the record.

Emily Bousaada with Alfred Benesch & Company representing the applicant introduced her team, gave a brief presentation and answered questions from the Board.

#### **PUBLIC SPEAKERS**

- Larry Webster – with Alfred Benesch & Company – Made a brief statement.

**NOTE:** With respect to comments made by the Transportation & Traffic Bureau: Applicant has agreed to the replacement of the sidewalks along their property frontage to current city standards and has also agreed to consider adding an electric vehicle charging station.

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 **220-51** has been closed.

5. **Application 221-12– Mapview Tower Preservaion, L.P., 51 Grove Street, Stamford, CT- Map Change** – Applicant is proposing to rezone 51 Grove Street from the R-MF Zone to the C-G Zone. This will bring the building into conformity and facilitate a 500 sf expansion of the community room.

**NOTE:** The “Certificate of Mailing” for application **221-12** was submitted to staff on May 17, 2021.

**NOTE:** The affidavit for “Posting of the Public Hearing” signage for application **221-12** was submitted to staff on May 7, 2021.

Chairman Stein read application **221-12** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter dated April 29, 2021 into the record.

Lisa Feinberg with Carmody Torrance Sandak & Hennessey representing the applicant introduced her team, gave a brief presentation and answered questions from the Board.

#### **PUBLIC SPEAKERS**

- Cynthia Bowser – made comments and asked a question of Ms. Feinberg. Ms. Feinberg responded.
- Anthony –Stamford Resident – made comments and asked a question of Ms. Feinberg. Ms. Feinberg responded

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 **221-12** has been closed.

6. **Application 221-06 – Raymond Mazzeo (22-1<sup>st</sup> Corp), Stamford, CT., – Text Change, -To Amend Article, Section 3.B (Defined Terms) by adding “Tax Lot”, “Zoning Lot” and “Zoning Lot Development Agreement” of the Zoning Regulations.**
7. **Application 221-07 – Hogg Holdings (contract purchaser) of 670, 686 & 690 Pacific Street & 171 Henry Street, Stamford, CT- Map Change** – Applicant is proposing to rezone 670, 686, & 690 Pacific Street and 171 Henry Street properties to the V-C (Village Commercial District) Zoning District.

**NOTE:** The “Certificate of Mailing” for application **221-07** was submitted to staff on May 14, 2021.

**NOTE:** The affidavit for “Posting of the Public Hearing” signage for application **221-07** was submitted to staff on May 7, 2021.

Chairman Stein read applications **221-06 and 221-07** into the record.

Ms. McManus read the Planning Board recommendation letter for application **221-06** dated March 11, 2021 into the record.

Ms. McManus read the Planning Board recommendation letter for application **221-07** dated March 11, 2021 into the record.

### **Application 221-07**

Raymond Mazzeo with Redniss & Mead representing the applicant gave a detailed presentation pertaining to application **221-07** and answered questions from the Board.

#### **PUBLIC SPEAKERS (pertaining to application 221-07)**

- Nadia Brown – Executive Director of Neighborhood Housing – Stated that they have not entered into an agreement to convert their building from the RM-F zone to the V-C Zone – they want to remain in the RM-F Zone. Ms. Brown also made additional comments – Opposed.
- Rev Dr. Dawn Snell - 175 Henry Street – Made comments pertaining to the zone change and height of any proposed building – Opposed.
- Bonnie Campbell – Had questions for the applicant.
- Sue Halpern – Vice President Southend NRZ – Opposed.
- John Bowser – Rose Park Avenue – Made comments.
- Cynthia Bowser – Opposed.
- Irene – southend resident - Opposed.
- Sheila Barney – Opposed.
- Terry Adams – Board of Representative - had several questions pertaining to the CB-Zone – Mr. Blessing addressed Mr. Adam’s questions.
- Will Wrights – In favor.

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

**NOTE:** Mr. Mazzeo stated that with respect to Ms. Brown’s comments that their building is located in the CB Zone not the RM-F Zone.

Chairman Stein asked for Mr. Blessing to address some of the more technical questions raised by the public – Mr. Blessing did so.

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

### **Application 221-06**

Raymond Mazzeo with Redniss & Mead representing the applicant gave a detailed presentation pertaining to application **221-06** and answered questions from the Board.

Mr. Blessing also gave a brief presentation and answered questions from the board.

The Board had concerns with the consolidations of lots under common or separate ownership with respect to property taxes –How would this work for the Tax Department.

### **PUBLIC SPEAKERS (pertaining to application 221-06)**

- Sue Halpern – Vice President Southend NRZ - Opposed
- Terry Adams –Board of Representative –Opposed
- Barry Michelson –Southend Historic District Study Committee - asked that the Board deny these applications without prejudice. Mr. Michelson also made comments concerning an application that was submitted by the Southend Historic District Study Committee for a moratorium on all Text and Map change requests until the committee can further study. He wanted an update on why their application was denied by the Law Department. Mr. Blessing and Chairman Stein addressed Mr. Michelson's comments.

**NOTE:** Mr. Michelson's comments have nothing to do with applications **221-06 & 221-07** being presented tonight.

Mr. Mazzeo stated that Mr. Michelson's comments should not be discussed further as this has nothing to do with their presentation.

Chairman Stein stated that the Board is not going to consider Mr. Michelson's application based on an opinion from the Law Department. If the Law Department comes back and states the committee has standing then this application will be considered.

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

Mr. Morris asked Mr. Mazzeo which properties are under contract with the applicant and also which properties are not being considered for purchase. Mr. Mazzeo replied and also stated that he will update the Board further at the June 7, 2021 public hearing.

Chairman Stein stated that applications **221-06 and 221-07** will be continued to the **June 7, 2021** Zoning Board meeting at 6:30pm via Zoom Video Conference.

### **REGULAR MEETING**

1. Approval of Minutes: **May 3, 2021:** After a brief discussion, a motion was made by Ms. Gwozdzowski for approval of the minutes as discussed and amended tonight, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).
2. Approval of Minutes: **May 10, 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 3 to 0 (Stein, Morris & Quick).

**NOTE:** Ms. McManus & Ms. Gwozdzowski were not in attendance for the **May 10, 2021** meeting and therefore unable to participate in the discussion and vote.

### **PENDING APPLICATIONS**

1. Application **221-14** – Richard W. Redniss (22-1<sup>st</sup> Corp), Stamford, CT., – Text Change.
2. Application **221-15** – RMS Companies (Applicant) and Greyrock Development LLC (owner), (contract purchaser of 0 Greyrock Place (004-1972), 172 Greyrock Place and 154 Broad Street. Stamford CT – Map Change.
3. Applications **221-16** – RMS Companies (Applicant) and Greyrock Development LLC (owner), (contract purchaser of 0 Greyrock Place (004-1972), 172 Greyrock Place and 154 Broad Street. Stamford CT -Special Permit and Site and Architectural Plans and/or Requested Uses.

**Applications 221-14, 221-15 & 221-16 have been continued to the June 21, 2021 Zoning Board public hearing to be held via Zoom video conference.**

4. Application **220-51** – Dominick Rosa Jr., 351 Hope Street, Stamford, CT – Map Change.

The Applicant has agreed, with respect to comments made by the Transportation & Traffic Bureau, to the replacement of the sidewalks along their property frontage to current city standards and has also agreed to consider adding an electric vehicle charging station.

Following a brief discussion, a motion was made by Mr. Morris for approval of application **220-51**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

5. Application **221-12**– Maplevue Tower Preservaion, L.P., 51 Grove Street, Stamford, CT- Map Change.

Following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of application **221-12**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

6. Application **221-06** – Raymond Mazzeo (22-1<sup>st</sup> Corp), Stamford, CT., – Text Change.
7. Application **221-07** – Hogg Holdings (contract purchaser) of 670, 686 & 690 Pacific Street & 171 Henry Street, Stamford, CT- Map Change.

**Applications 221-06 & 221-07 have been continued to the June 7, 2021 Zoning Board public hearing to be held via Zoom video conference.**

**ADJOURNMENT**

Ms. McManus made a motion for adjournment of the meeting at 10:19 pm, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

ZB PH 5242021

**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).