

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, JUNE 7, 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 & 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 HEARING CONTINUED FROM MAY 10, 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 **May 10, 2021** public hearing.

Mr. Blessing stated that the applicant is working on a revision of the proposed plan which would reduce the number of units and is also contemplating withdrawing the text change for the arterial street. Mr. Blessing also stated that the applicant has committed to talking to the community before they come back to the Board and present their revised plans.

Chairman Stein asked Mr. Hennessey if he was in agreement with the continuation of applications **220-35 & 220-36** to the **June 21, 2021** meeting – Mr. Hennessey replied yes and also made a brief statement.

Chairman Stein stated that the public hearing for applications **220-35 & 220-36** will be continued to the **June 21, 2021** Zoning Board meeting at 6:30pm via Zoom Video Conference.

PUBLIC HEARING CONTINUED FROM MAY 24, 2021

3. **Application 221-06 – Raymond Mazzeo (22-1st 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.**
4. **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.**

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

NOTE: These applications were a continuation from the **May 24, 2021** public hearing.

Mr. Blessing gave the Board a detailed presentation on the proposed text change dated **“revised” 6-4-2021** and also presented Arterial Exhibits and Zone Change Area Exhibit.

Raymond Mazzeo with Redniss & Mead representing the applicant introduced his team and continued his presentation. Mr. Mazzeo also answered additional questions from the Board.

Andres Hogg (the applicant) gave a brief presentation outlining what they have achieved, what their goals are for the neighborhood and answered questions from the Board.

PUBLIC SPEAKERS

- Sheila Barney – 74 Ludlow Street – Thanked the applicant for meeting with the community – their concern is with the height of the building – they would like for the height to be consistent with the buildings on the block. Also there is no objection to his text change as long as he (Mr. Hogg) does not disrupt the quality of life for the neighborhood.
- John Bowser – Rose Park Avenue – Made a statement.
- Nadia Brown – Director of Neighborhood Housing – Made a statement pertaining as to why they do not want to be part of the proposed Map Change.

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

Mr. Mazzeo addressed the public speakers' concerns and answered additional questions from the Board.

The Board asked for staff to research the State law regarding the legality of the transfer of development rights and how title insurance would work with respect to shared lots.

Chairman Stein stated that the public hearing for application **221-07 (Map Change)** has been closed

Chairman Stein stated that the public hearing for application **221-06 (Text Change)** will be continued to the **June 21, 2021** Zoning Board meeting at 6:30pm via Zoom Video Conference.

PUBLIC HEARING

5. **Application 220-39 – Artel Properties LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Map Change.** -Applicant is requesting the rezoning of 41-45 Stillwater Ave from the RMF Zoning District to the Village Commercial Zoning District.
6. **Application 220-40 – Artel Properties LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review** -Applicant is proposing to demolish two structures and construct a 39 unit residential building with approximately 1980 sq.ft commercial space on the ground floor and 41 on-site parking spaces.

NOTE: The “Certificate of Mailing” for applications **220-39 and 220-40** was submitted to staff on May 19, 2021.

NOTE: The affidavit for “Posting of the Public Hearing” signage for applications **220-39 and 220-40** was submitted to staff on June 7, 2021.

Chairman Stein read applications **220-39 & 220-40** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter dated November 17, 2020 for application **220-39** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter dated November 17, 2020 for application **220-40** into the record.

Mario Musilli representing the applicant introduced his team, gave a detailed presentation and answered questions from the Board.

The Board and the applicant had a lengthy discussion pertaining to the parking requirements. The Board felt that this project is under parked. Chairman Stein stated that the Transportation

Bureau requested a revised landscaping plan – which has not been provided. Chairman Stein also requested that the applicant provide the “Statement of Findings” for the Special Permit.

Mr. Musilli stated that he will provide the requested information and also asked to be given time to meet with the Transportation Bureau prior to the next Zoning Board meeting.

PUBLIC SPEAKERS

- Wendy Spearman – 36 Greenwood Hill – Has concerns with the demolition of the buildings with respect to chemicals and dust.
- Suzanne Scott – Made a statement - opposed
- Cynthia Bowser - Made a statement – opposed
- John Bowser –Rose Park Ave - Made a statement – Opposed
- Sue Halpern – Vice President Southend NRZ –Stated that she is in support of the Westside residents and understands their concerns.

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

Mr. Musilli addressed some of public speakers concerns and answered additional questions from the Board.

Chairman Stein stated that applications **220-39 & 220-40** will be continued to the **June 21, 2021** Zoning Board meeting at 6:30pm via Zoom Video Conference.

REGULAR MEETING

PENDING APPLICATIONS

1. **CSPR-1101 – Joseph Rooney, 105 Houston Terrace, Stamford, CT.** Applicant is proposing adding a second story and a small first floor addition to the existing home along with associated first floor improvements. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1101** 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 **CSPR 1101** with conditions prepared by EPB Staff dated May 27, 2021 and Engineering Staff dated January 22, 2021, Seconded by Mr. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

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Applications 220-35 & 220-36 have been continued to the June 21, 2021 Zoning Board public hearing to be held via Zoom video conference.

4. Application 220-39 – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Map Change.
5. Application 220-40 – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review.

Applications 220-39 & 220-40 have been continued to the June 21, 2021 Zoning Board public hearing to be held via Zoom video conference.

6. Application 221-06 – Raymond Mazzeo (22-1st Corp), Stamford, CT., – Text Change.

Application 221-06 has been continued to the June 21, 2021 Zoning Board public hearing to be held via Zoom video conference.

7. Application 221-07 – Hogg Holdings (contract purchaser) of 670, 686 & 690 Pacific Street & 171 Henry Street, Stamford, CT- Map Change.

Following a brief discussion, a motion was made by Chairman Stein for approval of application **221-07**, seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdziowski & Quick).

NOTE: Chairman Stein asked for a motion to add an item to the agenda to amend the January 12, 2021 letter pertaining to the temporary closure of the Gateway Garage to the public and the Final Interim Parking Plan regarding the requirement in each for the applicant to provide a Performance Bond (for application **217-16 (3rd MOD)**).

Ms. Gwozdziowski made a motion to add item, seconded by Mr. Ms. Manus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdziowski & Quick).

Chairman Stein stated that based on a conversation with the bonding company a Performance Bond under the January 12, 2021 letter and under the Final Interim Parking Plan does not work. The applicant however has agreed to provide a letter of credit as an alternative.

Following a brief discussion, a motion was made by Ms. McManus for the January 12, 2021 letter and the FIPP to each be amended to say "In place of a performance bond the applicant may provide a letter of credit on substantially the same terms set forth in the form of Performance Bond approved by this board", seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

Ms. McManus made a motion that the law Department be permitted to make minor changes to the form of the letter of credit, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

ADJOURNMENT

Ms. Gwozdzowski made a motion for adjournment of the meeting at 10:45pm, 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 6072021

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