

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, JUNE 21, 2021, AT 6:30 PM EDT
THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), 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 Mr. Rosenfeld will be seated in Ms. McManus'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.

Chairman Stein stated for the record that the public hearing for applications **220-45, 220-46 & 221-19** will be opened only and continued to the **July 12, 2021** meeting.

Chairman Stein stated for the record that applications **220-39 & 220-40** will not be heard tonight, will be continued to the **July 12, 2021** meeting.

ADMINISTRATIVE REVIEW

1. **Application 219-03- Tully Health Center, 32 Strawberry Hill Avenue, Stamford, CT -**
Administrative review of proposal to add fuel cells at Tully Medical Center.
2. **Application 210-06 – Stamford Hospital. One Hospital Plaza, Stamford CT-**
Administrative review of proposal to add fuel cells at Stamford Hospital.

Chairman Stein read both requests into the record.

Jason Klein with Carmody Torrance Sandak Hennessey representing the applicant introduced his team, gave a brief presentation on both requests and answered questions from the Board.

For Application **210-06** the Board requested the following:

- Removable bollards (no farther apart than 4 feet) shall be added in the grassy area around the fuel cells for protection from vehicles.
- Additional landscaping shall be added as shown on the Main Campus supplemental site landscaping plan.

Following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of application **219-03**, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Rosenfeld).

Following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of application **210-06** with conditions specified above seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Rosenfeld).

Mr. Morris made a motion to take agenda out of order to Public Hearing, Item #9, Application **221-18**, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Rosenfeld).

PUBLIC HEARING

9. **Application 221-18- TPS Associates LLC, and LGS, LLC, 248 West Avenue, Stamford, CT.,- Text Change**, -The proposed text change seeks to permit one ground or pole sign on limited sites in the NX-D (Neighborhood Mixed Use Design District) zoning district.

Chairman Stein read application **221-18** into the record.

Ms. Gwozdzowski read the Planning Board recommendation letter dated May 27, 2021 into the record.

Deborah Brancato with Carmody Torrance Sandak Hennessey introduced her team, gave a brief presentation and answered questions from the Board.

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

Chairman Stein stated that the public hearing for application **221-18** has been closed.

Mr. Morris made a motion to return to agenda order, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Rosenfeld).

PUBLIC HEARING CONTINUED FROM MAY 24, 2021

1. **Application 221-14 – Richard W. Redniss (22-1st Corp), Stamford, CT., – Text Change, -**
NOTE: This application is pursuant to the recently approved Text Change application 221-11 filed by the Zoning Board. That text change re-established residential density and floor area, as well as the ability to convert commercial development rights into residential density. In this application, applicant is 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.

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

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

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

PUBLIC SPEAKERS

- Pinchas Gross - resident of the Classic has concerns with the traffic impact and pedestrian safety – opposed.
- David Kooris – President, Downtown Special Services District - made a statement – in support.
- Sue Halpern –Vice President Southend NRZ – would rather see more open green space than another building.
- Heather Cavanagh – President, Stamford Chamber of Commerce - Made a statement – in support
- John Conway – made remarks to the text Change – Opposed
- Janet Roemer – resident of the Classic – has concerns with the parking and traffic flow in and out of the proposed building.
- Mary Laurie -62 Home Court –Representing the Hibernian Hall – 186 Greyrock Place - in support.
- Anthony - resident of Stamford – had questions on affordable housing.
- Ida Bowie – pedestrian in downtown Stamford – concerns with the traffic and pedestrian safety.

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

Mr. Redniss addressed the public speakers’ concerns and answered additional questions from the Board.

The Board requested the following information from the applicant and staff:

- Refer comment letter from the Fire Marshall
- Sustainability scorecard
- Intersection of Greyrock and Forest Street, turning left – would like to hear more on how that will be handled?
- Shared access driveway – more information on how that will be handled and the impact to the neighbors.
- Traffic Report – states that data shows parking of .74-1.42 parking spaces/DU. Applicant requested to provide the data.
- Parking Management Plan -under existing demand data – what are the locations (addresses) of the buildings chosen for this data.
- Outdated Traffic Report – would like a breakdown of the traffic accidents in the area.

Mr. Redniss stated that he will address all questions and concerns at the next meeting.

Chairman Stein stated that the public hearing for applications **221-14, 221-15 & 221-16** will be continued to the July 12, 2021 Zoning Board meeting at 6:30pm via Zoom Video Conference

PUBLIC HEARING CONTINUED FROM JUNE 7, 2021

4. **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*.
5. **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 **June 7, 2021** public hearing.

NOTE: Mr. Blessing stated that staff received a letter today (June 21, 2021) withdrawing application 220-35 (Text Change).

NOTE: The plan shared by the applicant is a conceptual development scenario only and not part of their formal map change application being presented. The Board will only be discussing and potentially voting on the proposed map change.

William Hennessey with Carmody Torrance Sandak Hennessey representing the applicant introduced his team, continued his presentation and answered questions from the Board.

PUBLIC SPEAKERS

- Bonnie Kim Campbell – 40 Stillwater Avenue Apt 7C –made a statement.
- Daniel Kolich – Kolich Capital Investments -1 Bank Street – in support.
- Cynthia Bowser -30 Rose Park Avenue – made a statement.
- John Bowser – property owner of 25 Rose Park Avenue – made a statement.
- Sheila Barney – 74 Ludlow Street – made a statement.
- Debbie Joiner -235 West Main Street -questions for the applicant.
- Lucinda Winslow - 166 Dannell Drive – made a statement.

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

Mr. Hennessey responded to some of the public speakers’ comments and gave his closing comments.

Chairman Stein stated the application **220-36** has been closed.

6. **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.**

Chairman Stein read application **221-06** into the record.

NOTE: These applications were a continuation from the **June 7, 2021** public hearing.

Mr. Blessing updated the Board on questions they had at the previous meeting.

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

Mr. Blessing presented the changes made to the Text in the last week to the Board and answered questions from the Board.

PUBLIC SPEAKERS

- Sue Halpern – 30 Elmcroft Road – VP Southend NRZ -had a question for the applicant.

Mr. Mazzeo answered Ms. Halpern’s question and gave his closing comments.

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

Chairman Stein stated that the public hearing for application **221-06** closed.

7. **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.
8. **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.

Applications 220-39 & 220-40 have been continued to the July 12, 2021 Zoning Board public hearing to be held via Zoom video conference.

10. **Application 220-45 – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – Map Change**, Applicant is seeking a Zoning Map Change from C-I Zoning District to MX-D Zoning District.
11. **Application 220-46 – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – General Development Plan and a Special Permit Applications**, - Applicant is proposing to demolish all existing structures and construct a residential building with 85 apartments, ground floor retail/flex amenity space and 85 on-site parking spaces.
12. **Application 221-19 – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – Site & Architectural Plans and/or Requested Uses Application** –Applicant is proposing to construct a 85-unit residential development with ground floor retail and associated site improvements.

NOTE: The Certificate of Mailing for applications **220-45, 220-46 & 221-19** was submitted to staff on June 11, 2021

NOTE: The Affidavit for Posting of the Public Hearing signage for applications **220-45, 220-46 & 221-19** was submitted to staff on June 4, 2021.

Chairman Stein read applications **220-45, 220-46 & 221-19** into the record and stated that these applications have been opened and will be continued to the **July 12, 2021** public hearing to be held via Zoom Video Conference.

REGULAR MEETING

1. Approval of Minutes: **May 24, 2021:** After a brief discussion, a motion was made by Ms. Gwozdzowski for approval of the minutes as discussed and amended tonight, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Rosenfeld).
2. Approval of Minutes: **June 7, 2021:** After a brief discussion, a motion was made by Mr. Rosenfeld for approval of the minutes as discussed and amended tonight, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Rosenfeld).

PENDING APPLICATIONS

1. **CSPR 1087- Bertille Duflos, 190 Davenport Drive,** Applicant is requesting to rectify outstanding violations consisting of the installation of a drainage catch basin, restoration of a prior existing rear deck and front walk along with associated site work. Property is located in the CAM boundary.

Chairman Stein read application **CSPR 1087** into the record.

Ms. Mathur presented the application to the Board and answered questions. The Board discussed a letter dated **June 19, 2020** from Len D'Andrea with D'Andrea Surveying & Engineering in which Mr. D'Andrea states that his firm has been retained by several of the adjacent property owners concerning the unauthorized work that was done at 190 Davenport Drive and the impact it has created to their properties.

The Board asked for staff to confirm that these issues raised in Mr. D'Andrea's letter have been resolved before they vote. Staff stated that they would find out the answer to that question.

With that, Chairman Stein stated that application **CSPR 1087** will be tabled to the **July 12, 2021** regular meeting.

2. **CSPR 1112 – Haddon Kirk, 55 Verplank Avenue, Stamford, CT** – Applicant is proposing an addition and renovations to existing single family dwelling. Property is located within the CAM boundary.

Chairman Stein read application **CSPR 1112** into the record.

Ms. Mathur presented the application to the Board and following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of **CSPR 1112** with conditions prepared by EPB Staff dated June 7, 2021 and Engineering Staff dated April 19, 2021, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Rosenfeld).

3. **Application 221-14 – Richard W. Redniss (22-1st Corp), Stamford, CT., – Text Change.**

4. 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.
5. 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 July 12, 2021 Zoning Board public hearing to be held via Zoom video conference.

6. 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.

Application 220-35 was withdrawn.

7. 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.

The discussion and vote for application 220-36 has been tabled to the July 12, 2021 meeting.

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

Following a brief discussion, a motion was made by Mr. Morris for approval of application 221-06, seconded by Mr. Rosenfeld and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Rosenfeld).

9. Application **220-39** – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Map Change.
10. 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 July 12, 2021 Zoning Board public hearing to be held via Zoom video conference.

11. Application **221-18**- TPS Associates LLC, and LGS, LLC, 248 West Avenue, Stamford, CT., - Text Change.

Following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of application **221-18** as discussed and amended tonight, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Rosenfeld).

12. Application **220-45** – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – Map Change.
13. Application **220-46** – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – General Development Plan and a Special Permit Applications.
14. Application **221-19** – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – Site & Architectural Plans and/or Requested Uses Application.

Applications 220-45, 220-46 & 221-19 have been continued to the July 12, 2021 Zoning Board public hearing to be held via Zoom video conference.

ADJOURNMENT

Chairman Stein called for adjournment of the meeting at 10:40pm, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Rosenfeld).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

ZB PH 6212021

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