

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, SEPTEMBER 27, 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) & 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.

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A motion was made by Ms. McManus to take agenda out of order to “Pre-Application Presentation”, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

**PRE-APPLICATION PRESENTATION**

1. **136 Broad Street Owners LLC (Prospective Contract Purchaser) & DECO LLC (Owner),  
128-136 Broad Street** - Potential redevelopment of site with a mixed-use building.

Chairman Stein read the pre-application into the record.

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

While that Board was neither in favor or opposed they all had concerns with the proposed lease of 100 parking spaces in the Bedford Street parking garage. They requested from the applicant more data to include current leased spaces vs non leased spaces, parking data from year 2019 (which was prior to the pandemic). And they want to see plenty of extra parking spaces.

Ms. Feinberg indicated that if the Board members are not in favor of the proposed BMR requirements and the proposed lease of 100 parking spaces in the Bedford Street garage, than the proposed project will not be able to go forward.

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

**PUBLIC HEARING CONTINUED FROM SEPTEMBER 9, 2021**

1. **Application 221-20- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** - Proposing as part of the Omnibus Text Change to Amend Section 9.G. (C-D Designed Commercial Districts) and add a new Section 19.H General Development Plans. The changes to Section 9.G would streamline the C-D District Regulations. Currently, General Development Plans have varying definitions in different zoning districts. New Section 19.H. would create a uniform regulation for General Development Plans. As a consequence, several district regulations would need to be updated to refer to the newly created standards for General Development Plans.

Chairman Stein read application **221-20** into the record.

Mr. Ralph Blessing, Land Use Bureau Chief, continued his presentation which has been updated and answered questions from the Board.

**PUBLIC SPEAKERS**

- Josh Fedeli – 66 Mary Violet Rd – In Support
- Jeanette Bilicznianski -125 Idlewood Drive – Opposed
- Hank Cuthbertson - 181 Turn of River Rd – Opposed
- Barry Michelson – Idlewood Drive – Opposed
- Karen Camporeale - 31 Quarry Road - Opposed
- Sven ? - Quarry Road – Opposed
- Mike Papa – Made statement
- Tom Lombardo – 65 Hickory Road – Made statement

Chairman Stein 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.

Chairman Stein stated that the public hearing for application **221-20** will be continued to the **October 18, 2021**, Zoning Board public hearing to be held via Zoom video conference.

**PUBLIC HEARING**

1. **Application 221-23 – Pacific House, Inc., 36 Ann Street, Stamford, CT.,- Site and Architectural Plans and/or Requested Used, Special Permit and Application for approval for addition to the Stamford Cultural Resources Inventory (CRI)** - Applicant is seeking approval under Section 7.3, Historic Preservation, to construct a new structure that will replicate a historic Queen Ann style consisting of 3 units and 11 bedrooms for use as supportive housing. Applicant is also requesting approval of shared parking with 38 Ann Street pursuant to Section 12.I.

**NOTE:** The “Certificate of Mailing” for application **221-23** was submitted to staff on September 14, 2021.

**NOTE:** The affidavit for “Posting of the Public Hearing” signage for application **221-23** was submitted to staff on September 14, 2021.

Chairman Stein read application **221-23** into the record.

Ms. McManus read the Planning Board recommendation letter dated June 24, 2021 into the record.

Elena Kalman representing the applicant gave a detailed presentation and answered questions from the Board.

#### **PUBLIC SPEAKERS**

- Cynthia Bowser – 30 Rose Park Avenue –Neither in favor nor opposed -has concerns with the current lack of parking
- Debbie Journer - 325 West Main Street – Neither in favor nor opposed – has concerns with the current lack of parking.

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

Elena Kalman replied to the public speakers concerns and answered additional questions from the Board.

Chairman Stein stated that application **221-23** has been closed.

#### **REGULAR MEETING**

1. Approval of Minutes: **September 9, 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. Quick and carried on a vote of 3 to 0 (Stein, Morris & Quick).

**NOTE:** Ms. McManus and Ms. Gwozdzowski were not in attendance and therefore unable to participate in the discussion and vote.

#### **PENDING APPLICATIONS**

1. Application **221-20**- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.

**Application 221-20 has been continued to the October 18, 2021 Zoning Board public hearing to be held via Zoom video conference.**

2. Application **221-23** – Pacific House, Inc., 36 Ann Street, Stamford, CT.,- Site and Architectural Plans and/or Requested Used, Special Permit and Application for approval for addition to the Stamford Cultural Resources Inventory (CRI).

Following a brief discussion, a motion was made by Ms. Gwozdzowski for approval of application **221-23** with conditions as discussed and amended tonight and also for approval to add 36 Ann Street to the Stamford Cultural Resources Inventory list, Seconded by Ms. McManus and carried on a vote of 5 to 0 (Stein, Morris, McManus, Gwozdzowski & Quick).

### **ADMINISTRATIVE REVIEW**

1. Application **219-02 -THE STRAND/BRC GROUP LLC and WALTER WHEELER DRIVE SPE LLC, Harbor Point,- Site & Architectural Plans and/or Requested Uses, Coastal Site Plan Review and Special Exception, -** Applicant is seeking final site plan approval to construct two residential buildings of 180 units each (in accordance with the existing GDP approval Application 215-28A), as well as associated landscaping and site improvements. Applicant is also seeking Special Exception approval to allow the BMR requirements be satisfied by an alternative method of compliance pursuant to Section 7.4.C (4) of the Zoning Regulations (***Request for payment of \$1.8m into the Affordable Housing Trust fund per condition B.5.c***)

Chairman Stein read the request into the record.

William Hennessey with Carmody Torrance Sandak Hennessey and Richard Redniss with Redniss & Mead – gave a brief presentation of what could be built if the \$1.8m was given to the Housing Trust Fund. They presented a site on Elmcroft Road where 25 units with one to one parking could be constructed and answered questions from the Board. Richard Freedman with Garden Homes Fund made a brief statement in support of the funds going directly to the Housing Trust Fund.

The Board felt that more discussion is needed and will continue this item to the October 18, 2021 Zoning Board Regular meeting to be held via Zoom video conference.

### **ADJOURNMENT**

Chairman Stein called 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 9272021

**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).