

**MINUTES OF THE ZONING BOARD PUBLIC  
HEARING AND A REGULAR MEETING ON  
MONDAY, OCTOBER 18, 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) & Sarah Summons (Alternate).  
Present for staff: Ralph Blessing, Land Use Bureau Chief & Vineeta Mathur, Acting Principal Planner.

Chairman Stein called the meeting to order at 6:30pm.

Chairman Stein stated that Ms. Summons 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.

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**PUBLIC HEARING**

**PUBLIC HEARING CONTINUED FROM SEPTEMBER 27, 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 and stated that this application will be continued to the **November 8, 2021** public hearing at 6:30PM to be held via Zoom Video Conference.

**REGULAR MEETING**

1. Approval of Minutes: **September 27, 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. Summons and carried on a vote of 5 to 0 (Stein, Morris, Gwozdziowski, Quick & Summons).

### **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 November 8, 2021 Zoning Board public hearing at 6:30pm to be held via Zoom video conference.**

### **ADMINISTRATIVE REVIEW**

1. **Application 219-22 -STILLWATER AVENUE, LLC, 171 Stillwater Avenue & 0 Stillwater Place – Site & Architectural Plans and/or Requested Uses and a Special Exception, -** Applicant is proposing to demolish the existing structures and construct a residential building containing 36 apartments, ground floor retail and on-site parking (***Requesting an extension of time***).

Chairman Stein read the request into the record and following a brief discussion, a motion was made by Mr. Morris for approval of a one year extension of time for application 219-22, seconded by Mr. Quick and carried on a vote of 5 to 0 (Stein, Morris, Gwozdziowski, Quick & Summons).

**NOTE:** Extension of Time has been granted to February 11, 2023.

### **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.

Ralph Blessing gave a board a brief update on their recent meeting with the applicant

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

Ms. Feinberg presented a chart showing the ample amount of available parking within 1000 feet of the proposed site and while the Board was still not completely comfortable with the prospect of a newly built (off-site parking only) apartment building, they did indicate that they are open to considering the proposal.

Ms. Feinberg also indicated that they are continuing to work with Frank Petise -City of Stamford Traffic Bureau on the data for the Bedford Street garage with respect to the current leased parking spaces vs non leased parking spaces from the year 2019 (prior Covid 19) and will provide when available.

### **ADMINISTRATIVE REVIEW**

1. **Application 219-21 -THE STRAND/BRC GROUP LLC and WALTER WHEELER DRIVE SPE LLC, Harbor Point - Special Permit** - Applicant is seeking a 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 continued their presentation of what could be built if the \$1.8m was given to the Housing Trust Fund and answered additional questions from the Board.

At the previous meeting Ms. Gwozdzowski asked for data on how many on-site BMR units have been built by BLT. Mr. Blessing presented to the Board the data prepared by Emily Gordon, Acting Community Development Director.

Chairman Stein made a motion that we remain with the requirements that the 9 BMR units stay on-site and not change our previous decision, seconded by Mr. Quick and carried on a vote of 4 to 1:

Chairman Stein – Yes  
Mr. Quick – Yes  
Ms. Gwozdzowski – Yes  
Ms. Summons - Yes  
Mr. Morris - No

### **ADJOURNMENT**

Ms. Gwozdzowski called for adjournment of the meeting at 7:51pm, seconded by Ms. Summons and carried on a vote of 5 to 0 (Stein, Morris, Gwozdzowski, Quick & Summons).

Respectfully submitted,

William Morris (Secretary)  
Stamford Zoning Board

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**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).