

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING ON
MONDAY, MAY 21, 2018, AT 6:30 PM ON THE 4TH
FLOOR, CAFETERIA, GOVERNMENT CENTER
BUILDING, 888 WASHINGTON BLVD., STAMFORD, CT**

REGULAR MEETING

REVIEW SESSION – Start Time 6:30pm

Start Time
6:30pm

1. **Application 217-03 – GARDEN HOMES STANLEY COURT LIMITED PARTNERSHIP, Stanley Court and Washington Blvd – Map Change**, Applicant proposes to change the present zoning districts from R-MF, C-G and C-L to MX-D zoning district to construct a 124,625 square foot apartment building containing 187 units with parking and amenities.
2. **Application 217-04 – GARDEN HOMES STANLEY COURT LIMITED PARTNERSHIP, Stanley Court and Washington Blvd – Site and Architectural Plans and or Requested Uses and Special Exception** – Application is proposing the construction of a 124,625 square foot apartment building containing 187 units with parking, and amenities.

UPDATES & DISCUSSIONS

Start Time
7:00pm

1. **Application 217-01-HIGH RIDGE REAL ESTATE OWNER LLC –c/o Agent Lisa Feinberg, Carmody Torrance Sandak & Hennessey, 707 Summer Street, Stamford, CT – Text Change (Discussion with Jim Minor – Legal Counsel City of Stamford)**

PENDING APPLICATIONS

Start Time
7:30pm

1. **Application 217-48 HP GATEWAY LAND LLC, 400-440 Washington Blvd., Text Change,**
2. **Application 217-16MOD HP GATEWAY LAND LLC, 400-440 Washington Blvd, Site & Architectural Plans and or Requested Uses, Special Exception, General Development Plan and Coastal Site Plan Review.**

PUBLIC HEARING (Start Time 8:00pm)

****Please Note: Start times are an approximate****

Please note the following:

- *Applicants will have 20 minutes to make their presentation*
- *Speakers will have 3 minutes each to speak (must sign the “public hearing speaker sheet” in order to speak)*

*All Applications are available for review in the Land Use Office:
Monday – Friday 8am – 3pm*

PUBLIC HEARING CONTINUED FROM MAY 7, 2018

- Start Time* 1. **Application 217-45 – 45 CHURCH STREET PROPERTIES LLC, 45 Church Street, Site and Architectural plans and/or requested uses and Special Exception,**
8:00pm Applicant is requesting approval of a Site and Architectural Plans and/or Requested Uses and Special Exception to convert 15,980 sq.ft. of commercial use within the building into 20 apartments. The building will contain a total of 30 apartments including the 10 existing apartments. Other proposed improvements including landscaping, parking restriping and construction of a ground floor patio deck. Property is located at 45 Church Street and is within the V-C Zoning District.

PUBLIC HEARING

- Start Time* 1. **Application 218-14 – RICHARD REDNISS (22 1st Corp), Stamford, CT – Text Change,**
8:45pm To Amend the paragraph of Article IV Section 10-H _Non-Conforming Uses”
2. **Application 218-15 – 614 SHIPPAN ASSOCIATES, LLC, 614 Shippan Avenue – Site & Architectural Plans and/or Requested Uses, Special Exception & Coastal Site Plan Review,**
Proposing to convert the existing commercial building to a 28 unit apartment building along with façade and site landscaping improvements. The applicant will utilize the existing parking area and basement loading area to satisfy the required off- street parking. Property is located within the C-N zone.
- Start Time* 3. **Application 218-22 – Dr. JACK YEUNG on BEHALF OF NEW ENGLAND**
9:45pm **ADVANCED THERAPEUTICS, LLC, 806 East Main Street- Special Exception,**
Applicant is seeking a Special Exception to operate a medical marijuana dispensary at 806 East Main Street. Property is in located the C-N Zone.

PENDING APPLICATIONS

- Start Time* 1. **Application 217-45 – 45 CHURCH STREET PROPERTIES LLC, 45 Church Street, Site and Architectural plans and/or requested uses and Special Exception,**
10:00pm
2. **Application 218-14 – RICHARD REDNISS (22 1st Corp), Stamford, CT – Text Change,**
3. **Application 218-15 – 614 SHIPPAN ASSOCIATES, LLC, 614 Shippan Avenue – Site & Architectural Plans and/or Requested Uses, Special Exception & Coastal Site Plan Review**
4. **Application 218-22 – Dr. JACK YEUNG on BEHALF OF NEW ENGLAND**
ADVANCED THERAPEUTICS, LLC, 806 East Main Street- Special Exception,

ADMINISTRATIVE REVIEW

Start Time
10:45pm

1. **CSPR-1001 – SERENITY COVE, LLC, 40 Ocean Drive North**, proposal to demolish an existing home and detached garage and construct a 3,091 sf, 2-1/2 story home on .21 acres in an R-10 zone within the CAM boundary along with site improvements (*Request for a second extension of time*).

ADJOURNMENT

Zbagenda 52118

**MINUTES OF THE ZONING BOARD PUBLIC
HEARING and REGULAR MEETING ON MONDAY,
MAY 21, 2018 AT 7:00PM, ON THE 4th FLOOR,
CAFETERIA, GOVERNMENT CENTER BUILDING,
888 WASHINGTON BLVD., STAMFORD, CT**

Present for the Board: Thomas Mills (Chair), David Stein (Secretary), William Morris, Joanna Gwozdzowski and Keith Silver (Alternate). Present for staff: Ralph Blessing, Land Use Bureau Chief and Vineeta Mathur, Associate Planner.

Acting Chair Stein stated that Chairman Mills is running late and called the meeting to order at 6:31 pm

Note: Mr. Silver was seated in Ms. McManus's absence.

REGULAR MEETING

REVIEW SESSION

1. **Application 217-03 – GARDEN HOMES STANLEY COURT LIMITED PARTNERSHIP, Stanley Court and Washington Blvd – Map Change**, Applicant proposes to change the present zoning districts from R-MF, C-G and C-L to MX-D zoning district to construct a 124,625 square foot apartment building containing 187 units with parking and amenities.

2. **Application 217-04 – GARDEN HOMES STANLEY COURT LIMITED PARTNERSHIP, Stanley Court and Washington Blvd – Site and Architectural Plans and or Requested Uses and Special Exception** – Application is proposing the construction of a 124,625 square foot apartment building containing 187 units with parking, and amenities.

Acting Chair Stein stated that the meeting will start with the “Review Session” and he called Ms. Mathur to make the presentation.

Ms. Mathur gave a detailed power point presentation to the Board and also answered questions from the Board.

Acting Chair Stein called a 5 minutes recess at 6:50pm – meeting resumed at 6:58pm

Acting Chair Stein stated that the Board will now hear from Jim Minor - Legal Counsel City of Stamford.

Note: Chairman Mills assumed the chair position during the discussion with Jim Minor

UPDATES & DISCUSSIONS

1. Application 217-01-HIGH RIDGE REAL ESTATE OWNER LLC –c/o Agent Lisa Feinberg, Carmody Torrance Sandak & Hennessey, 707 Summer Street, Stamford, CT – Text Change (Discussion with Jim Minor – Legal Counsel City of Stamford)

Jim Minor gave examples of legal cases concerning Special Exceptions and the outcome. The Board and Jim Minor then began a lengthy discussion on what conditions / changes they (the Board) can include in the proposed text change. There was discussion between Jim Minor and the Zoning Board over regulation of the noise levels and outdoor activities.

PENDING APPLICATIONS

1. Application 217-48 HP GATEWAY LAND LLC, 400-440 Washington Blvd., Text Change,
2. Application 217-16MOD HP GATEWAY LAND LLC, 400-440 Washington Blvd, Site & Architectural Plans and or Requested Uses, Special Exception, General Development Plan and Coastal Site Plan Review.

Chairman Mills read applications 217-48 and 217-16MOD into the record.

Mr. Blessing gave the Board an overview of the changes being presented tonight and answered questions from the Board.

The Board and staff went through each of the proposed text amendments (document dated 10/24/2017) for application 217-48 and after a brief discussion Mr. Morris moved to approve, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski and Silver).

The Board and staff went through each of the conditions (dated 5/21/2018) for application 217-16 (MOD) and after a brief discussion Mr. Stein moved to approve application 217-16(MOD) with conditions amended tonight, seconded by Mr. Silver and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski and Silver).

Chairman Mills called a 5 minutes recess at 9:04pm – meeting resumed at 9:14pm

PUBLIC HEARING CONTINUED FROM MAY 7, 2018

1. Application 217-45 – 45 CHURCH STREET PROPERTIES LLC, 45 Church Street, Site and Architectural plans and/or requested uses and Special Exception, Applicant is requesting approval of a Site and Architectural and/or Requested Uses and Special Exception to convert 15,980 sq.ft. of commercial use within the building into 20 apartments. The building will contain a total of 30 apartments including the 10 existing apartments. Other proposed improvements including landscaping, parking restriping and construction of a ground floor patio deck. Property is located at 45 Church Street and is within the V-C Zoning District.

Applicant is seeking a Site and Architectural Plans and/or Requested Uses and a Special Exception to convert 15,980 sq.ft. of commercial use within the building into 20 apartments. The building will contain a total of 30 apartments including the 10 existing apartments. Other proposed improvements including landscaping, parking restriping and construction of a ground floor patio deck. Property is located at 45 Church Street and is within the V-C Zoning District.

Chairman Mills stated for the record that application 217-45 is a continuance from the May 7, 2018 meeting.

Joseph Criscuolo, the applicant and his team continued their presentation and answered questions from the Board. There was discussion over the parking management plan.

Mr. Criscuolo stated that additional parking will be available in the adjacent lot which he owns under a different LLC. The Board felt that a lease for the parking should be prepared and reviewed by staff. Mr. Criscuolo agreed to this condition.

Chairman Mills asked if there were any public speakers- there were none.

Chairman Mills stated that the public hearing for application 217-45 has been closed

PUBLIC HEARING

1. **Application 218-14 – RICHARD REDNISS (22 1st Corp), Stamford, CT – Text Change, To Amend the paragraph of Article IV Section 10-H _Non-Conforming Uses”**
2. **Application 218-15 – 614 SHIPPAN ASSOCIATES, LLC, 614 Shippan Avenue – Site & Architectural Plans and/or Requested Uses, Special Exception & Coastal Site Plan Review,** Proposing to convert the existing commercial building to a 28 unit apartment building along with façade and site landscaping improvements. The applicant will utilize the existing parking area and basement loading area to satisfy the required off- street parking. Property is located within the C-N zone.

Note: The affidavit for “Posting of the Public Hearing Sign” was submitted to Staff on May 7, 2018.

Chairman Mills read applications 218-14 & 218-15 into the record.

Mr. Stein read the Planning Board recommendation letter dated May 9, 2018 into the record.

Attorney Jay Klein of Carmody Torrance Sandak & Hennessey submitted the certificate of mailing to the Board. He introduced his team, gave a detailed presentation and answered questions from the Board.

PUBLIC SPEAKERS

- John Svagr – President – Sea Breeze Condo’s 14 Ingall Street – was neither in favor or opposed - but had some concerns:
 - Lighting to not overspill onto their property

- Will they have a pest control plan?
 - Concerned with the proposed traffic plan for the building
 - Concerned with Ingall Street not getting plowed
- Maureen Boylan – 61 Seaview Avenue was neither in favor or opposed but expressed concerns as to why the two other condo associations on Seaview Ave were not notified.

Note: Chairman Mills stated that the two other condo associations were most likely not notified because they are not located with a 100 feet of the subject property and stated that this is why we have the signage posting re.

Ms. Boylan had the following additional questions:

- What is the percentage of the affordable housing and will there be a tax break
- What will the rental pricing be?
- Where will the entrance on Shippan Ave be?
- Will the bus stop located on the corner of Seaview Ave and Shippan Ave be moved?
- How long are the leases going to be?
- Will there be building security?
- Is the grass strip in front and along Seaview Avenue going to stay?

Attorney Klein addressed as many of the public concerns he could at the time.

Chairman Mills asked if there were any more public speakers there were none.

Chairman Mills stated that the public hearing for applications 218-14 and 218-15 have been closed

3. **Application 218-22 – Dr. JACK YEUNG on BEHALF OF NEW ENGLAND ADVANCED THERAPEUTICS, LLC, 806 East Main Street- Special Exception,**
 Applicant is seeking a Special Exception to operate a medical marijuana dispensary at 806 East Main Street. Property is in located the C-N Zone.

Chairman Mills read application 218-22 into the record.

Ms. Mathur stated that staff has spoken to and received a letter from Attorney Christopher Russo asking for a delay to present. Their reason being that the “notice of public hearing signage” was damaged from a recent rain storm and therefore they would like to install new signage.

NOTE: The public hearing for application 218-22 will now be June 4, 2018 at 7:00pm, 4th floor Cafeteria, Stamford Government Center, 888 Washington Boulevard.

Mr. Morris moved to table pending applications 218-14 and 218-15 and move to Administrative Review to discuss CSPR 1001, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski and Silver).

ADMINISTRATIVE REVIEW

1. CSPR-1001 – SERENITY COVE, LLC, 40 Ocean Drive North, proposal to demolish an existing home and detached garage and construct a 3,091 sf, 2-1/2 story home on .21 acres in an R-10 zone within the CAM boundary along with site improvements (*Request for a second extension of time*).

After a brief discussion Mr. Stein moved approval of the second extension of time, seconded by Mr. Silver and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski & Silver).

Mr. Morris moved to take the meeting back to order to pending applications 218-14 & 218-15, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski & Silver).

PENDING APPLICATIONS

1. Application 218-14 – RICHARD REDNISS (22 1st Corp), Stamford, CT – Text Change,

After a brief discussion Mr. Morris moved approval of application 218-14 as amended tonight, seconded by Mr. Silver and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski & Silver).

2. Application 218-15 – 614 SHIPPAN ASSOCIATES, LLC, 614 Shippan Avenue – Site & Architectural Plans and/or Requested Uses, Special Exception & Coastal Site Plan Review

After a brief discussion Ms. Gwozdzowski moved approval of application 218-15 with conditions amended tonight, seconded by Mr. Silver and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski & Silver).

ADJOURNMENT

Mr. Silver moved to adjourn the meeting at 10:47pm, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski & Silver).

Respectfully submitted,

David Stein, (Secretary)
Stamford Zoning Board

ZB PH52118

NOTE:

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

These proceedings were also **audio tape** recorded and are available for review in the Land Use Bureau located on the 7th floor of the Government Center, 888 Washington Boulevard, during regular business hours.