

**MINUTES OF THE ZONING BOARD REGULAR
MEETING ON MONDAY MARCH 03, 2025,
AT 6:30 PM THROUGH A WEB AND PHONE MEETING**

Present for the Zoning Board: David Stein (Chair), William Morris (Secretary), Rosanne McManus & Gerald Bosak.

Present for staff: Ralph Blessing, Land Use Bureau Chief & Vineeta Mathur, Principal Planner

Chair Stein called the meeting to order at 6:36 p.m.

Chair Stein stated that this meeting is being conducted through “Zoom” video conference. Chair Stein stated that tonight’s meeting will be recorded, and that the agenda and all the meeting materials can be found on the city website www.stamfordct.gov/zoning.

UPDATES AND DISCUSSION

1. Below Market Rate program update.

Emily Gordon, Principal Housing Planner, gave a detailed presentation and answered questions from the Board.

2. Extension of the term of the Acting ZEO, Daniel Trapp, through April 14, 2025, pursuant to Section 1.C.4. of the Zoning Regulations.

Chairman Stein read the request into the record.

Following a brief discussion, Mr. Morris made a motion to approve the extension of the term of Acting ZEO, Daniel Trapp, by 30 days through April 14, 2025, seconded by Mr. Bosak and carried on a vote of 4 to 0 (Stein, Morris, McManus and Bosak).

REGULAR MEETING

1. Approval of Minutes: **February 10, 2025:** Following a brief discussion, a motion was made by Mr. Morris for approval as presented tonight, seconded by Ms. McManus and carried on a vote of 4-0 (Stein, Morris, McManus and Bosak).

ADMINISTRATIVE REVIEW

1. **Application 222-24 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:**

Applicant is proposing to convert the main building, a mostly vacant office building into a predominantly residential multifamily development containing (52) residential units, office space on the second floor and on-site parking. The Marina will be unchanged and continue operations and the boardwalk located on the east of the property will continue to be open for public access. ***(Requesting an Extension of Time)***.

Following a brief discussion, a motion for extension of time was made by Ms. McManus seconded by Mr. Bosak and carried on a vote of 4 to 0 (Stein, Morris, McManus and Bosak).

NOTE: The new expiration date will be **May 25, 2026**.

2. **Nine 80 Hope Again LLC, 980 Hope Street & 0 Northhill Street, Stamford, CT –** The applicant seeks to rehabilitate the property for a use as a mixed-use development by constructing an addition behind the existing building for 8 studio apartments. Also a portion of the existing building will be converted to one studio apartment for a total of 9 studio apartments. The remainder of the existing building will continue to be available to commercial tenants ***(requesting an extension of time)***.

Following a brief discussion, a motion for extension of time was made by Mr. Bosak seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus and Bosak).

NOTE: The new expiration date will be **April 25, 2026**.

3. Authorize transfer of a \$350,000 from a non-city to a city account to be used for water-dependent uses. The payment is a condition of Zoning Board Approval #218-60 (Stamford Media Village, 860 Canal Street).

Following a brief discussion, a motion to release the entire balance (approx. \$350,854.44) from the existing Escrow Account related to the Escrow Agreement dated 9/11/2019 and place them in the Harbor Management Fund as a restricted fund balance to only be utilized for water dependent uses as determined by the Zoning Board in consultation with the Harbor Management Commission was made by Chair Stein and seconded by Ms. McManus and carried on a vote of 4 to 0 (Stein, Morris, McManus and Bosak).

4. Administrative Approval of a 5' X 11' non-aluminum monument sign for Stamford Hospital Bennet Medical Center Whittingham Pavilion.

Following a brief discussion, a motion to approve a monument sign was made by Mr. Morris and seconded by Mr. Bosak and carried on a vote of 4 to 0 (Stein, Morris, McManus and Bosak).

5. **Application 218-19 -FDAP 873 Lennar Multifamily Communities, LLC, 885 Washington Boulevard** (currently known as 100 Tresser Boulevard), Site and Architectural Plans and/or Requested Uses, Special Exception and Coastal Site Plan Review, - Requesting an extension of time pertaining to condition #6 fee-in-lieu.

Following a brief discussion, a motion for extension of time pertaining to condition #6 was made by Mr. Morris and seconded by Ms. McManus and carried on a vote of 3 to 1 as follows:

Stein – Yes
Morris – Yes
McManus – Yes
Bosak – No

NOTE: The new expiration date will be **March 26, 2026.**

6. **Application 213-44 -Rich Cappelli Associates, LLC & Louis R. Cappelli Family LTD Partnership II,** -Special Exception, Site & Architectural Review and Coastal Site Plan Review – Requesting an extension of time pertaining to condition #5 fee-in-lieu.

Following a brief discussion, a motion for extension of time pertaining to condition #5 was made by Mr. Morris and seconded by Mr. McManus and carried on a vote of 3 to 1 as follows:

Stein – Yes
Morris – Yes
McManus – Yes
Bosak – No

NOTE: The new expiration date will be **March 26, 2026.**

UPDATES AND DISCUSSION

1. Review session for proposed University Research Overlay District (UROD).

Leah Kagan, Director of Economic Development, Jennifer Orlikoff and Robert Corbett from UCONN gave a detailed presentation and answered questions from the Board.

ADJOURNMENT

Ms. McManus made a motion to adjourn the meeting at 9:12 p.m. seconded by Mr. Bosak and carried on a vote of 4 to 0 (Stein, Morris, McManus and Bosak).

Respectfully submitted,

William Morris (Secretary)
Stamford Zoning Board

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