

**THE ZONING BOARD WILL CONDUCT A PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, MAY 24, 2021, AT 6:30 PM EST
THROUGH A WEB AND PHONE MEETING**

The Zoning Board Meeting on May 24, 2021, at 6:30 pm will be hosted remotely. To attend, click on the following Zoom link to register in advance for the Webinar:

https://us02web.zoom.us/webinar/register/WN_d1P3Sy9mRTWmgHzDy3wOng

After registering, you will receive a confirmation email containing information about joining the webinar.

You can also dial in using your phone:

iPhone one-tap:

US: + +16465588656,,87815540106# or +13017158592,,87815540106#

Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 878 1554 0106

Password: 194636

International numbers available: <https://us02web.zoom.us/j/87815540106>

The meeting agenda and additional information is available on the Zoning Board webpage: <https://www.stamfordct.gov/government/boards-commission/zoning-board>

Web meeting ground rules:

- *The meeting shall be recorded and the video shall be posted on the City of Stamford website http://cityofstamford.granicus.com/ViewPublisher.php?view_id=8*
- *The Zoning Board shall moderate the audio for attendees.*
- *Attendees shall be on mute and will be unmuted when called to speak by the Zoning Board members.*
- *Applicants will have 20 minutes to make their presentation*
- *Speakers from the public will have 3 minutes each to speak*
- *Any applicant/public speaker wishing to submit written testimony can send it prior to the meeting to vmathur@stamfordct.gov or submit through a Chat message to the Zoning Board Chair during the meeting.*
- *Please do not send messages to 'Everyone' in the chat because it is distracting for all attendees..*

- Any applicant/public speaker wishing to speak shall send a chat message to the Moderator/Zoning Board Chair with the project name to sign-up to speak.
- Any applicant/public speaker shall announce their name clearly for the record prior to speaking.
Please Note: Start times are approximate and subject to change*

NOTE: Applications 221-14, 221-15 and 221-16 will be opened and continued to the June 21, 2021 public hearing at which point the applicant will present and the public will be allowed to speak.

PUBLIC HEARING

Start Time
6:30pm

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. The application re-establishes residential density and floor area, as well as the ability to convert commercial development rights into residential density. Also 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.

Start Time
6:40pm

4. **Application 220-51 – Dominick Rosa Jr., 351 Hope Street, Stamford, CT – Map Change –** Applicant is requesting to amend the City of Stamford's Zoning Map pertaining to 351 Hope Street only. Applicant is requesting for 351 Hope Street to be changed from the R-6 Zoning District to the C-N Zoning District.

Start Time
7:10pm

5. **Application 221-12– Mapleview Tower Preservaion, L.P., 51 Grove Street, Stamford, CT- Map Change –** Applicant is proposing to rezone 51 Gove Street from the R-MF Zone to the C-G Zone. This will bring the building into conformity and facilitate a 500 sf expansion of the community room.

Start Time
7:40pm

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.**
7. **Application 221-07 – Hogg Holdings (contract purchaser) of 670, 686 & 690 Pacific Street & 171 Henry Street, Stamford, CT- Map Change** – Applicant is proposing to rezone 670, 686, & 690 Pacific Street and 171 Henry Street properties to the V-C (Village Commercial District) Zoning District.

REGULAR MEETING

Start Time
8:20pm

1. Approval of Minutes: **May 3, 2021**
2. Approval of Minutes: **May 10, 2021**

PENDING APPLICATIONS

Start Time
8:40pm

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

NOTE: Applications 221-14, 221-15 and 221-16 will be opened and continued to the June 21, 2021 public hearing at which point the applicant will present and the public will be allowed to speak.

4. **Application 220-51 – Dominick Rosa Jr., 351 Hope Street, Stamford, CT – Map Change.**
5. **Application 221-12– Mapview Tower Preservaion, L.P., 51 Grove Street, Stamford, CT- Map Change.**
6. **Application 221-06 – Raymond Mazzeo (22-1st Corp), Stamford, CT., – Text Change.**

7. Application **221-07** – Hogg Holdings (contract purchaser) of 670, 686 & 690 Pacific Street & 171 Henry Street, Stamford, CT- Map Change.

ADJOURNMENT

Zagenda 5242021