**REVISED 7-6-2021**

**THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, JULY 12, 2021, AT 6:30 PM EST THROUGH A WEB AND PHONE MEETING**

***The Zoning Board Meeting on July 12, 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_ly86PMiBSyOEPM9vRN0VkQ>

***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,,85307133897#,,,,\*429319#](tel:+16465588656,,85307133897#,,,,*429319%23) or [+13126266799,,85307133897#,,,,\*429319#](tel:+13126266799,,85307133897#,,,,*429319%23)

Telephone:

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

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

Webinar ID: 853 0713 3897

Password: 429319

International numbers available: https://us02web.zoom.us/zoomconference?m=ODUzMDcxMzM4OTc.M2LS-mmVqfxPhJVlZOv0v3ijd5xPH-DI

*The meeting agenda and additional information is available on the Zoning Board webpage:*[***https:/ www.stamfordct.gov/zoning***](http://https:/%20www.stamfordct.gov/zoning)

***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*](mailto: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\*\****

***PUBLIC HEARING CONTINUED FROM JUNE 21, 2021***

***Start Time***

***6:30pm***

1. **Application 221-14 – Richard W. Redniss (22-1st Corp), Stamford, CT., – Text Change, -NOTE:** Proposing to Amend Appendix B Table IV to change column heading ‘Floor Area’ to ‘Non-Residential Floor Area’, amend minimum yard dimensions as they relate to the C-G district and amend Footnote 2 regarding front setback to allow continuity in street wall.

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***

***7:15pm***

4. **Application 220-39 – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Map Change**, -Applicant is requesting the rezoning of 41-45 Stillwater Ave from the R-MF Zoning District to the Village Commercial Zoning District.

5. **Application 220-40 – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review** -Applicant is proposing to demolish two structures and construct a 39 unit residential building with approximately 1980 sq.ft. commercial space on the ground floor and 41 on-site parking spaces.

***Start Time***

***8:00pm***

6. **Application 220-45 – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – Map Change,** Applicant is seeking a Zoning Map Change from C-I Zoning District to MX-D Zoning District.

7. **Application 220-46 – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – General Development Plan and a Special Permit Applications, -** Applicantis proposing to demolish all existing structures and construct a residential building with 85 apartments, ground floor retail/flex amenity space and 85 on-site parking spaces.

8. **Application 221-19 – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – Site & Architectural Plans and/or Requested Uses Application –**Applicant is proposing to construct a 85-unit residential development with ground floor retail and associated site improvements.

***PUBLIC HEARING***

***Start Time***

***8:45pm***

9. **Application 221-17 –Lodato Properties LLC & Hope Street Storage LLC, 523 & 535 Hope Street, Stamford, CT – Site and Architectural Plans and/or Requested uses and a Special Permit –** Applicant is proposing to develop a new three-story self-storage facility. Property is located within the M-G zoning district.

***REGULAR MEETING***

***Start Time***

***9:15pm*** 1. Approval of Minutes: **JUNE 21, 2021**

***PENDING APPLICATIONS***

***Start Time***

***9:20pm***

1. **CSPR 1087- Bertille Duflos, 190 Davenport Drive,** Applicant is requesting to rectify outstanding violations consisting of the installation of a drainage catch basin, restoration of a prior existing rear deck and front walk along with associated site work. Property is located in the CAM boundary.

2. **CSPR 1108 – Nicoletta Righini, 48 Euclid Avenue, Stamford, CT., -** Applicant is seeking to covert a signal family to a two family dwelling along with interior alternations. Property is located within the CAM boundary.

3. **CSPR 1106 - Marikap Properties LLC, 179 Ludlow Street, Stamford, CT., -** Proposing a 1-story warehouse addition along with site improvements. (Application was approved by the ZBA #041-20). Property is located within the CAM boundary.

4.Application **220-36** – 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, - Map Change.

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

6. 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.

7. 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.

8. Application **220-39** – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Map Change.

9. Application **220-40** – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review.

10.Application **220-45** – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – Map Change.

11.Application **220-46** – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – General Development Plan and a Special Permit Applications.

12.Application **221-19** – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – Site & Architectural Plans and/or Requested Uses Application.

13. Application **221-17** – Lodato Properties LLC & Hope Street Storage LLC, 523 & 535 Hope Street, Stamford, CT – Site and Architectural Plans and/or Requested uses and a Special Permit.

***ADJOURNMENT***

Zagenda 7122021 -revised