

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, SEPTEMBER 27, 2021, AT 6:30 PM EST THROUGH A WEB AND PHONE MEETING

The Zoning Board Meeting on September 27, 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_nuDRnVcWStOXeOihKAKYsw

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,,83907856525#,,,,*096068# or +13017158592,,83907856525#,,,,*096068#

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

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Webinar ID: 839 0785 6525

Password: 096068

International numbers available:

<https://us02web.zoom.us/j/83907856525?pwd=ODM5MDc4NTY1MjUuSQLL6I7wq3ecy7Vx0qaPKaWq-a96Cw>

The meeting agenda and additional information is available on the Zoning Board webpage: <https://www.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 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 SEPTEMBER 9, 2021

Start Time

6:30pm

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.

PUBLIC HEARING

Start Time

7:00pm

1. **Application 221-23 – Pacific House, Inc., 36 Ann Street, Stamford, CT.,- Site and Architectural Plans and/or Requested Used, Special Permit and Application for approval for addition to the Stamford Cultural Resources Inventory (CRI)** - Applicant is seeking approval under Section 7.3, Historic Preservation, to construct a new structure that will replicate a historic Queen Ann style consisting of 3 units and 11 bedrooms for use as supportive housing. Applicant is also requesting approval of shared parking with 38 Ann Street pursuant to Section 12.I.

REGULAR MEETING

Start Time

7:40pm

1. Approval of Minutes: **September 9, 2021**

PENDING APPLICATIONS

Start Time

7:50pm

1. **Application 221-20- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.**

2. Application 221-23 – Pacific House, Inc., 36 Ann Street, Stamford, CT.,- Site and Architectural Plans and/or Requested Used, Special Permit and Application for approval for addition to the Stamford Cultural Resources Inventory (CRI).

PRE-APPLICATION PRESENTATION

Start Time

8:15pm

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.

ADMINISTRATIVE REVIEW

Start Time

8:45pm

1. **Application 219-02 -THE STRAND/BRC GROUP LLC and WALTER WHEELER DRIVE SPE LLC, Harbor Point,- Site & Architectural Plans and/or Requested Uses, Coastal Site Plan Review and Special Exception,** - Applicant is seeking final site plan approval to construct two residential buildings of 180 units each (in accordance with the existing GDP approval Application 215-28A), as well as associated landscaping and site improvements. Applicant is also seeking 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 per condition B.5.c)***

ADJOURNMENT

Zagenda 9272021