

THE ZONING BOARD WILL CONDUCT A PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, FEBRUARY 8, 2021, AT 6:30 PM EST
THROUGH A WEB AND PHONE MEETING

The Zoning Board Meeting on February 8, 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_w20oIBt5R9Kf9pUOq6B5sw

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,,81636838525# or +13126266799,,81636838525#

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 +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 816 3683 8525

Password: 083095

International numbers available: <https://us02web.zoom.us/j/kge9u15C3>

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 JANUARY 11, 2021

Start Time
6:30pm

1. **Application 220-35– 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, - Text Change**, -Proposing to Amend III Section 4.B.7.c (12) *Arterial Streets* to include West Main Street in the list of *Arterial Streets*.
2. **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**, - Applicant is proposing to rezone properties which are bound by Ann Street to the West, West Main Street to the North and Rose Park Ave to the East from the present zoning districts C-B & R-MF to the Village Commercial V-C zoning district.

PUBLIC HEARING CONTINUED FROM JANUARY 25, 2021

Start Time
7:15pm

1. **Application 220-38 - CITY OF STAMFORD – ZONING BOARD, 888 Washington 777 Boulevard, Stamford, CT, - Text Change**, Proposing as part of the Omnibus Text Change, an overhaul of Section 7.3, currently named “Special Exception for Historic Buildings”. The new Section 7.3 “Historic Preservation” will be accompanied by several new defined terms related to historic preservation.

PUBLIC HEARING

Start Time
8:00pm

1. **Application 220-31- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT, - Text Change** - Proposing as part of the Omnibus Text Change to Amend the current Section 12 “Automobile Parking and Loading Space” and rename it to Section 12 “Mobility”. In addition to parking and loading regulations, the amended Section 12 would also take into account the needs of pedestrians and bicyclists by establishing standards for sidewalks and bike parking facilities.
Changes to Section 19 include moving Sections 7.2 “Site Plan Review” and 7.5 “Review of Large Scale Development” to Section 19, without any substantive changes except for the updating of references, and adding to Section 19

Subsections 19.F “Parking Management Plans” and 19.G. “Transportation Management Plans”.

Start Time
8:30pm

2. **Application 220-43 -Stamford Washington Investors LLC, Stamford Washington Land LLC, and Stamford Washington Office LLC, 677 & 707 Washington Boulevard, Stamford, Ct. – Site and Architectural Plans and/or Requested Uses, Special Permit & Coastal Site Plan Review** – Applicant is proposing to redevelop the northern 1.92± acres of the Property, which is currently improved with a surface parking lot. The proposed 34-story mixed-use tower will consist of 406 residential units, ground floor retail, 537 parking spaces, and associated tenant amenity space and other related improvements.

REGULAR MEETING

Start Time
9:00pm

1. Approval of Minutes: **January 25, 2021**

PENDING APPLICATIONS

Start Time
9:10pm

1. **Application 220-35– 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, - Text Change.**
2. **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.**
3. **Application 220-38 - CITY OF STAMFORD – ZONING BOARD, 888 Washington 777 Boulevard, Stamford, CT,- Text Change.**
4. **Application 220-31- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT, - Text Change.**
5. **Application 220-43 -Stamford Washington Investors LLC, Stamford Washington Land LLC, and Stamford Washington Office LLC, 677 & 707 Washington Boulevard, Stamford, Ct. – Site and Architectural Plans and/or Requested Uses, Special Permit & Coastal Site Plan Review.**

ADMINISTRATIVE REVIEW

Start Time

9.40pm

1. **Rising Starts Learning Academy** – Applicant Davette Stephens is requesting administrative approval of the Child Day Care Center use at 71 Stillwater Avenue. The property is in the Village Commercial (V-C) district.
2. **Application 218-42 –GAS SUMMER STREET, LLC, 2770 Summer Street –Site & Architectural Plans and/or Requested Uses,** Applicant is proposing to construct a 115' x 40' warehouse addition (*Requesting an extension of time*).

UPDATES AND DISCUSSIONS

Start Time

10:00pm

1. **Boat Ramp – West Beach** – At the January 25, 2021 meeting Mr. Morris requested an update on the status of the Boat Ramp located at West Beach.

ADJOURNMENT

Zagenda 2082021