

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND REGULAR MEETING ON MONDAY, FEBRUARY 24, 2020, AT 7:00 PM ON THE 4TH FLOOR, CAFETERIA, GOVERNMENT CENTER BUILDING, 888 WASHINGTON BLVD., STAMFORD, CT.

****Please Note: Start times are approximate and subject to change*****

Please note the following:

- *Applicants will have 20 minutes to make their presentation*
- *Speakers will have 3 minutes each to speak (must sign the “public hearing speaker sheet” in order to speak)*

***All Applications are available for review in the Land Use Office:
Monday – Friday 8am – 3pm***

PUBLIC HEARING

**Start Time
7:00pm**

1. **Application 220-01 – WELLBUILT INVESTMENT FUND LLC, (contract purchaser) and BRACHFELD & BRACHFELD LLC (owners), 57, 63 & 65 Stillwater Avenue , Stamford, CT. – Site & Architectural Plans and/or Requested Uses and a Special Exception**, Applicant is proposing to demolish the existing structures and construct a residential building containing 45 apartments along with on-site parking and site improvements. The property is located within the VC zoning district.

**Start Time
7:40pm**

2. **Application 216-28 (2nd MOD)– TRUE NORTH STAMORD LLC and SAINT JOHN’S ROMAN CATHOLIC CHURCH OF STAMFORD CT., 245 (aka) 279 Atlantic Street, approval of Site and Architectural Plans, Special Exception and Costal Site Plan Review., *Applicant is requesting a modification to their previously approved application*** to expand the currently approved fitness amenity and other amenities (defined as a “Gymnasium or Physical Culture Establishment”). This amenity would be available to the residents and also the general public on a membership basis. The Special Exception modifications relate to large scale development and the proposed parking management plan.

Start Time
8:20pm

3. **Application 219-23- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change.** Proposing as part of the Omnibus Text Change to Amend Section 6 of the City of Stamford Zoning Regulations currently entitled “Accessory Buildings” to be replaced by new “Design Guidelines for Publicly Accessible Amenity Space”.
4. **Application 219-25- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change.** Proposing as part of the Omnibus Text Change to delete Section 14 “Dispensing of Alcoholic Liquors” and add a new “Use Regulation” to Section 5.D of the City of Stamford Zoning Regulations.
5. **Application 219-26- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change.** Proposing as part of the Omnibus Text Change, a cleanup and re-organization of the City of Stamford Zoning Regulations. Specifically, the following changes are proposed: Replacing the term “Special Exception” with “Special Permit”, renaming CC-N “Central City District North” to CC “Center City District”, deleting CC-S and C-S Districts including all references, amending Section 9.AAAA.3.b (DW-D Designed Waterfront Development District), amending Sections 3 & 5, deleting Sections 4.AA.1.4 and Section 6 (Accessory Building), replacing references to “Section 14-Dispensing of Alcoholic Liquors” throughout the Regulations, replacing the term “Alcoholic Liquors” with “Alcoholic Beverages” throughout the Regulations and updating of numbering and formatting.
6. **Application 219-27- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change.** Proposing as part of the Omnibus Text Change, to amend Section 3, Subsection 9.AAA.4.b.v and Subsection 12.D.1.d of the City of Stamford Zoning Regulations to create parking standards for Deeply Affordable and Supportive Housing.
7. **Application 219-29- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change.** Proposing as part of the Omnibus Text Change to Amend Section 3 to add a definition for Publicly Accessible Amenity Space and add a new district (Residential High Density (R-HD) in new Subsection 4.D.15 of the City of Stamford Zoning Regulations.

REGULAR MEETING

Start Time
10:20pm

1. Approval of Minutes: **January 27, 2020**
2. Approval of Minutes: **February 10, 2020**

PENDING APPLICATIONS

Start Time
10:30pm

1. Application 220-01 – WELLBUILT INVESTMENT FUND LLC, (contract purchaser) and BRACHFELD & BRACHFELD LLC (owners), 57, 63 & 65 Stillwater Avenue, Stamford, CT – Site & Architectural Plans and/or Requested Uses and a Special Exception.
2. Application 216-28 (2nd MOD)– TRUE NORTH STAMORD LLC and SAINT JOHN’S ROMAN CATHOLIC CHURCH OF STAMFORD CT., 245 (aka) 279 Atlantic Street, approval of Site and Architectural Plans, Special Exception and Costal Site Plan Review, *Applicant is requesting a modification of their previously approved application.*
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4. Application 219-25- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change.
5. Application 219-26- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change.
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ADJOURNMENT

Zagenda 2242020