

REVISED 6/25/2020

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, JUNE 29, 2020, AT 7:00 PM EST THROUGH A WEB AND PHONE MEETING

The Zoning Board Meeting on June 29, 2020, at 7:00 pm will be hosted remotely. To attend, click on the following Zoom link to register in advance for the Webinar:

https://zoom.us/webinar/register/WN_13OAD3B0TdKhngtzDrf6nQ

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,,98868157340# or +13017158592,,98868157340#

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

Webinar ID: 988 6815 7340

Password: 083095

International numbers available: <https://zoom.us/j/ad7NdgEckS>

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 JUNE 8, 2020

Start Time

7:00pm

1. **Application 220-13- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change,** Proposing as part of the Omnibus Text Change to amend Section 7.4 Below Market Rate program, modify definitions related to Affordable Housing to Section 3, make changes to the BMR program to clarify requirements, premiums and update fee-in-lieu formula among other changes; addition of a definition for Downtown Retail Streets and updates to Sections 4.AA, 7.S, 9 and 10 as well as the footnotes to Appendix B of the Zoning Regulations of the City of Stamford.

PUBLIC HEARING

Start Time

7:30pm

1. **Application 220-19 - RAYMOND R. MAZZEO – c/o 22 First Street (Redniss & Mead), Stamford CT., -Text Change,** -Proposing to Amend Section 7.3 (Special Exception Uses for Historic Buildings) by modifying the first sentence of subsection D-5 by adding the words “light and air”, to read as follows:
5. Bonus Development Standards. The Zoning Board in its sole discretion may approve a Special Permit and site plan pursuant to this section that does not otherwise fully satisfy the yard, height, coverage, light and air, dwelling unit density or floor area ratio (F.A.R.) standards of these Regulations, subject to the limitations as herein defined (Remainder of section unchanged).

Start Time

8:00pm

2. **Application 220-20– HARDY PROPERTIES (owner) & THE HOUSING DEVELOPMENT FUND (contract Purchaser) – 287 & 297 Washington Boulevard, Stamford, CT., Site and Architectural Plan and/or Requested Uses, Special Permit and a Coastal Site Plan Review,** -Applicants are proposing to preserve a historic building and redevelop the remaining site area to provide a total of 22 Below Market Rate home ownership units. The site is located in the R-MF Zoning District.

REGULAR MEETING

Start Time

8:40pm

1. Approval of Minutes: **June 8, 2020**

PENDING APPLICATIONS

Start Time
8:50pm

1. Application 220-13- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change.
2. Application 220 -05 – LADDINS TERRACE ASSOCIATES LLC (Owner) and WENDY’S PROPERITES, LLC (Lessee), 1938 West Main Street, Stamford, CT., –Site and Architectural Plan and/ or Requested Uses.
3. Application 220-16 – STAMPAR ASSOCIATES, LLC, Stamford CT, -Text Change.
4. Application 220-19 - RAYMOND R. MAZZEO – c/o 22 First Street (Redniss & Mead), Stamford CT., -Text Change.
5. Application 220-20– HARDY PROPERTIES (owner) & THE HOUSING DEVELOPMENT FUND (contract Purchaser) – 287 & 297 Washington Boulevard, Stamford, CT., Site and Architectural Plan and/or Requested Uses, Special Permit and a Coastal Site Plan Review.

ADMINISTRATIVE REVIEW

Start Time
9:50pm

1. Administrative Approval of a Shared Parking Plan pursuant to Section 12.L of the City of Stamford Zoning Regulations to permit the shared use of parking between a Wendy’s Restaurant and a CVS Pharmacy, both located at 1938 West Main Street.
2. Administrative Approval of a proposal for using the \$200,000 for ADA accessibility improvements per Condition #16 of 217-16 (Mod 2) – Gateway/Charter approval.
3. **CSPR -1065– JOHN LEBOUTILLIER, 2285 Shippan Avenue,** Proposing the installation of an inground swimming pool along with associated site work. Property is located within the CAM boundary *(Request for extension of time)*.
4. **Application 219-06 – FEE FD STAMFORD LLC, 507/523 Canal Street & 46 John Street, Site & Architectural Plan and/or Requested Uses, General Development Plan, Coastal Site Plan Review and a Special Exception,** Application is proposing to construct an apartment building with 173 units, indoor and outdoor amenities and onsite parking along with associated landscaping and site improvements *(Request for extension of time)*.
5. **Application 218-60 – Stamford Media Village LLC and Canal Street Partners, LLC -860 Canal Street-** modification of the landscape plan.

6. **Appl. 216-33 – 85 PRICE STREET, LLC, 898-930 NORMAN STREET, LLC and 1575 IRANISTAN AVENUE, LLC, West Main Street and Greenwood Hill Street, - General Development, Final Site Plan, Special Exception and Costal Site Plan Review**,
Requesting approval of General Development, Final Site Plan, Special Exception and Costal Site Plan Review approval for the development of a 5 story mixed-use building with ground floor restaurant/retail and 110 apartments above as well as parking behind the building and associated site improvements (*Request for extension of time*).

REVIEW SESSION

Start Time
10:30pm

Staff update to the Zoning Board regarding the following upcoming applications. Public hearings will be scheduled in the coming months.

B & S Carting

1. **Application 220-26 –Woodland Pacific LLC, Walter Wheeler Drive SPE LLC; Zoning Map Change** – Applicants are proposing to change the Zoning District for approximately 4 acres of property comprising Harbor Point Planned Community Master Units C2 & SD #1, 707 Pacific Street, 29, 39, 41 Woodland Avenue from M-G, RM-F, C-B & SRD-S Zoning Districts to the R-HD Zoning District.
2. **Application 220-27 –Woodland Pacific LLC, Walter Wheeler Drive SPE LLC & The Strand BRC Group LLC; Site and Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review** – Applicants are requesting a Site and Architectural Plans and/or Requested Uses and a Coastal Site Plan Review approval for a development within the proposed RH-D zoning district comprising 540 apartments including 54 onsite B.M.R. units, 690 parking spaces in a structured garage and associated landscaping and improvements. The applicants also and seek Special Permit pursuant Subsections 4.D.15.e, 12.D.1.c & 4.D.15.m.4.c. The site comprises of Harbor Point Planned Community Master Units C2 & SD #1, 707 Pacific Street, 29, 39, 41 Woodland Avenue.
3. **Application 220-28 –Walter Wheeler Drive SPE, LLC -Text Change**, - Applicant is proposing to amend Article III, Section 9.J.2.a to change the references to the Master Plan within the ‘Purpose’ Subsection for South End Redevelopment District-South (SRD-S)
4. **Application 220-29 – 5-9 Woodland LLC, Woodland Pacific LLC, Walter Wheeler Drive SPE LLC & The Strand BRC Group LLC; Zoning Map Change** -Applicants are proposing to amend the Zoning Map for approximately 3 acres of property from RM-F and M-G to SRD-S. The subject property comprises properties including Harbor Point Planned Community Master Unit C1 & SDU #1; 5-9 Woodland Ave, 796 Atlantic Street, 17, 21, 23, 25, 29 & 39 Woodland Avenue.

5. **Application 220-30 – 5-9 Woodland LLC, Woodland Pacific LLC, Walter Wheeler Drive SPE LLC & The Strand BRC Group LLC; General Development Plan and a Coastal Site Plan Review;** - Applicants are requesting to amend the Harbor Point General Development Plan and Coastal Area Management Plan to facilitate the future development of Block C2 within the Harbor Point GDP.

Charter

1. **Application 220-25 –HP Gateway Land One Owner LLC and Gateway Harbor Point Planned Community Association, Inc.; 340 Washington Blvd Stamford, CT -Map Change,** - Applicants are proposing to amend the Zoning Map for 340 Washington Blvd from the Residential Multi Family (RM-F) Zoning District to Transportation Center Design District (TCDD).
2. **Application 217-16 (3rd Mod) – Charter Communications Holding Company LLC; HP Gateway One Owner LLC; HP Gateway Unit Two Owner LLC and Gateway Harbor Point Planned Community Association, Inc., – 340 Washington Blvd & 400-440 Washington Blvd, Stamford, CT., General Development Plan, Site and Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review,** -Applicants are proposing to modify the previously approved application 217-16 (2nd Mod) to facilitate the reconfiguration of the proposed parking garage and deck to incorporate 340 Washington Blvd and other associated modifications to the site plan related to the Gateway development.

ADJOURNMENT

Zagenda 62920 –REVISED