

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, NOVEMBER 16, 2020, AT 6:30 PM EST THROUGH A WEB AND PHONE MEETING

*The Zoning Board Meeting on November 16, 2020, 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\\_AtLRbolSSh6srPVDvMCjMA](https://us02web.zoom.us/webinar/register/WN_AtLRbolSSh6srPVDvMCjMA)

*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,, 85766728833# or + 13126266799,, 85766728833#

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: 857 6672 8833

Password: 083095

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

*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](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 NOVEMBER 9, 2020**

**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, 3<sup>rd</sup> 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, 3<sup>rd</sup> 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**

**Start Time**

**7:10pm**

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. The application was originally filed under Application ZB-219-28. During the referral period, however, numerous comments were received from agencies, boards, commissions and the public that necessitated a thorough revision of this original application. While the scope and intent of the original filing have only minimally changed, many of the tools to be employed to achieve those goals were significantly modified. It seemed, therefore, prudent to reset the process and file a new application.

**REGULAR MEETING**

**Start Time**

**7:50pm**

**PENDING APPLICATIONS**

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, 3<sup>rd</sup> 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, 3<sup>rd</sup> Fl, Stamford, CT, - Map Change.
3. Application 220-38 - CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT.,- Text Change.

### **ADMINISTRATIVE REVIEW**

**Start Time**  
**8:20pm**

1. **Application 218-47 – Mr. & Mrs. MATTHEW REINHARD, 32 Pulaski Street, Stamford, CT – Site and Architectural Plans and/or Requested Uses, Special Exception and a Coastal Site Plan Review,** Applicant is requesting a Special Exception pursuant to Section 7.3 (Bonus for Historic Buildings) to convert the first floor warehouse into residential. Property is located within the R-MF zone ***(Requesting an extension of time)***.
2. **Application 219-22 -STILLWATER AVENUE, LLC, 171 Stillwater Avenue & 0 Stillwater Place – 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 36 apartments, ground floor retail and on-site parking ***(Requesting an extension of time)***.
3. **Application 214-05 – URBY, 1 Greyrock Place – Parcel 38 & 38B, - Special Exception and Site and Architectural Plans** *(Applicant is requesting a second extension of time for the implementation of the temporary artwork on Block “D”)*.

### **ADJOURNMENT**

Zagenda 111620