

THE ZONING BOARD WILL CONDUCT A PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, JANUARY 9, 2023, AT 6:30 PM
ET **THROUGH A WEB AND PHONE MEETING**

The Zoning Board Meeting on January 9, 2023, 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_hs7bCvhhTh6zTiV4pvBUnw

After registering, you will receive a confirmation email containing information about joining the webinar.

You can also dial in using your phone:

One-tap mobile:

US: [+13126266799](tel:+13126266799) or [+16465588656](tel:+16465588656)

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

US: +1 312 626 6799 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 9128 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 884 0121 7011

Password: 962080

International numbers available:

<https://us02web.zoom.us/j/88401217011?pwd=ODg0MDEyMTcwMTEuHk5Ks-6dZ8swqE67v3hzKzF1ZpUTtM>

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.*
- *Please do not send messages addressed to 'Everyone' in the Q&A because it is distracting for all attendees.*

- Any applicant/public speaker wishing to speak shall send a Q&A message to the Moderator/Zoning Board Chair with the project name to sign-up to speak.
- If you are dialing in through the phone, use *9 to raise your hand and *6 to unmute when called upon.
- Any applicant/public speaker shall announce their name and address clearly for the record prior to speaking.

Zoom resources for attendees:

Web attendees

<https://support.zoom.us/hc/en-us/articles/115004954946-Joining-and-participating-in-a-webinar>

Phone attendees

<https://support.zoom.us/hc/en-us/articles/201362663-Joining-a-Zoom-meeting-by-phone>

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

PUBLIC HEARING CONTINUED FROM DECEMBER 12, 2022.

Start Time

6:30pm

1. **Application 222-23 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Map Change:**
Applicant is proposing to rezone 68 Seaview Avenue from the present R-5 (Multiple Family Medium Density Design District) to proposed RM-1 (Multiple Family, Low Density Design District).
2. **Application 222-24 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:** Applicant is proposing to convert the main building, a mostly vacant office building into a predominantly residential multifamily development containing (52) residential units, office space on the second floor and on-site parking. The Marina will be unchanged and continue operations and the boardwalk located on the east of the property will continue to be open for public access.

PUBLIC HEARING CONTINUED FROM DECEMBER 12, 2022.

Start Time

7:20pm

1. **Application 221-24– Old Town Square LLC, 160 Atlantic Street, Stamford, CT.,- Site and Architectural Plans and/or Requested Uses and Special Permit-** Applicant is proposing to maintain the existing building (formerly used as a bank) and add 9 additional stories for an 11 story hotel containing 82 rooms and 10 suites with a ground floor restaurant, banquet/meeting rooms and a roof-top patio.

PUBLIC HEARING CONTINUED FROM DECEMBER 12, 2022.

Start Time

7:50pm

1. **Application 222-35- Richard W. Redniss (22 1st Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change** – Proposing to Amend Section 4.B.1e (RA-3, RA-2, RA-1 Single Family Districts, Very Low Density) and 4.B.2.d (R-20, R-10, R-7 ½ Single Family District, Low Density) regulations to allow front yard setbacks to be 50% of the

requirement when new lots created by a subdivision are impacted by a FEMA Flood zone and/or inland wetlands.

PUBLIC HEARING

Start Time

8:20pm

1. **Application 218-18 (MOD) – Arrow Alternative Care #3 Inc., 806 East Main Street-Special Permit**, - Applicant is proposing to amend the Special Permit (ZB 218-18) application to convert the approved Medical Marijuana Dispensary into Hybrid Retail pursuant to CT Public Act 21-1.

REGULAR MEETING

Start Time

8:50pm

1. Approval of Minutes: **December 5, 2022**
2. Approval of Minutes: **December 12, 2022**

PENDING APPLICATIONS

Start Time

9:00pm

1. **CSPR 1162 – Chris Fitzgerald, 26 Auldwood Road, Stamford, CT** – Proposing to add a second floor, add to and renovate areas of the first floor and add front and rear roofed porches. Property is located within the CAM boundary.
2. **CSPR 1163 – Terrence Green, 38 Kenilworth Drive East, Stamford, CT** – Proposing to remodel and extend existing dwelling to consist of a rear addition, expand existing garage with 2nd floor bedroom, front entry and new rear deck. Property is located within the CAM boundary.
3. **Application 222-23 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Map Change.**
4. **Application 222-24 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review.**
5. **Application 221-24– Old Town Square LLC, 160 Atlantic Street, Stamford, CT., - Site and Architectural Plans and/or Requested Uses and Special Permit.**
6. **Application 222-35- Richard W. Redniss (22 1st Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change**
7. **Application 218-18 (MOD) – Arrow Alternative Care #3 Inc., 806 East Main Street-Special Permit.**

ADMINISTRATIVE ITEMS

Start Time

9:30pm

1. **Application 221 -29 -South End Pacific LLC (Contract Purchaser), 648, 670, 686 & 690 Pacific Street and 171 Henry Street, Stamford, CT -Coastal Site Plan Review, Site & Architectural Plans and/or Requested Uses and a Special Permit:** Applicant is proposing a redevelopment that will include (a) preserving and repurposing the historic firehouse with a mix of retail, commercial and/or residential uses; (b) preserving and maintaining the existing 2 family home at 171 Henry Street; (c) preserving and maintaining the existing Tabernacle of Grace Church; and (d) creating a new six story residential building with retail, covered parking and 61 new apartments ***(Requesting an extension of time)***.

UPDATES & DISCUSSIONS

Start Time

9:40pm

1. **Waterfront Magee Ave – 205 Magee Ave** – Status update on the Boat Yard storage facility.

ADJOURNMENT

Zagenda 01092023