

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, JANUARY 23, 2023, AT 6:30 PM ET THROUGH A WEB AND PHONE MEETING

The Zoning Board Meeting on January 23, 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_Ett-QPpMRVSRUEbJDIowng

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: [+13092053325,81668333344#,,,,*746107#](tel:+13092053325,81668333344#,,,,*746107#) or [+13126266799,81668333344#,,,,*746107#](tel:+13126266799,81668333344#,,,,*746107#)

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

US: +1 309 205 3325 or +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 +1 669 444 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 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000

Webinar ID: 816 6833 3344

Password: 746107

International numbers available:

https://us02web.zoom.us/j/9205332581668333344?pwd=ODE2NjgzMzZmNDQ.oX_GCRBV9sVkJNwzNd2LukzibXu0HJMm

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*

UPDATES & DISCUSSIONS

Start Time
6:30pm

1. City of Stamford’s Traffic Transportation and Parking Bureau – Report regarding the traffic conditions at the Hybrid Marijuana Retail Facility located at 12 Research Drive following the first week of adult-use cannabis sales.

PUBLIC HEARING CONTINUED FROM JANUARY 9, 2023.

Start Time
6:40pm

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.

REGULAR MEETING

Start Time
7:25pm

1. Approval of Minutes: **January 9, 2023**

PENDING APPLICATIONS

Start Time
7:35pm

1. **Application 218-18 (MOD) – Arrow Alternative Care #3 Inc., 806 East Main Street-Special Permit.**
2. **Application 221-24– Old Town Square LLC, 160 Atlantic Street, Stamford, CT.,- Site and Architectural Plans and/or Requested Uses and Special Permit.**

ADMINISTRATIVE ITEMS

Start Time
8:00pm

1. **Application 220-40 – Artel Properties LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review** -Applicant is proposing to demolish two structures and construct a 39unit residential building with approximately 1980 sq.ft. commercial space on the ground floor and 41 on-site parking spaces (***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***).

REVIEW SESSION

Start Time
8:10pm

1. **Application 222-32 –CP VIII 100 Clinton, LLC, 0,100,102 Clinton Avenue, 29, 31, 37, 41 Division Street, and Parcel N-1 (“Block A”) and 75,79,99,101,107,113 Clinton Avenue and 0,1,4,6,10,17,19,25 Division Street (“Block B’) (collectively, the “Property”). Applications for General Development Plan, Site and Architectural Plans and/or Requested Uses and a Coastal Site Plan Review –** Proposing to construct two residential buildings totaling 471 units with 453± total parking spaces and associated amenities, landscaping, drainage and utility infrastructure. The property is located with the CAM boundary.

ADJOURNMENT

Zagenda 01232023 - Revised