

REVISED 3-29-2023

**THE ZONING BOARD WILL CONDUCT A PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, APRIL 3, 2023, AT 6:30 PM
ET THROUGH A WEB AND PHONE MEETING**

The Zoning Board Meeting on April 3, 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_pER1IrytRuq48kmj_3pDXw

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: +16465588656,,85134044272#,,,,*908202# or +16469313860,,85134044272#,,,,*908202#

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

US: +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 +1 312 626 6799 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 or +1 669 444 9171 or +1 669 900 9128

Webinar ID: 851 3404 4272

Password: 908202

International numbers available:

https://us02web.zoom.us/join?m=ODUxMzQwNDQyNzI.RaZb-JdPr2ocd3e27kd2Yx62r8gu5p_w

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 MARCH 27, 2023.

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.

Start Time

7:15pm

1. **Application 222-37- TR Broad II, LLC and 122-124 Broad Street, LLC, 122-124 Broad Street, 136 Broad Street and 0 Broad Street, Stamford, CT – Amended Application for a Special Permit** – Applicant is proposing to construct a residential apartment building to contain 198 dwelling units, on-site parking, residential amenities and 5,680 sf of street level retail.

REGULAR MEETING

PENDING APPLICATIONS

Start Time

8:00pm

1. Application **223-06**- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change.
2. Application **222-23** - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Map Change.
3. 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.
4. Application **222-37**- TR Broad II, LLC and 122-124 Broad Street, LLC, 122-124 Broad Street, 136 Broad Street and 0 Broad Street, Stamford, CT – Amended Application for a Special Permit

ADMINISTRATIVE REVIEW

Start Time

8:30pm

1. Application 213-44 – Rich Cappelli Associates, LLC & Louis R. Cappelli Family LTD. Partnership II,- Special Exception, Site & Architectural Review and Coastal Site Plan Review, -**Requesting an extension of time pertaining to condition #5 fee-in-lieu.**
2. Application 218-19 – FDAP 873 Lennar Multifamily Communities, LLC,, 885 Washington Boulevard (currently known as 873 Washington Boulevard), Site and Architectural Plans and/or Requested Uses, Special Exception and Coastal Site Plan Review, - **Requesting an extension of time pertaining to condition #6 fee-in-lieu.**
3. Application 223-01- Continental Family Holdings, LLC & Wings Manager, LLC, 50 Barry Place, Stamford, CT, – Site & Architectural Plans and/or Requested Uses and a Special Permit, - **Requesting approval of the draft Transportation Demand Magement/Parking Management Plan per condition 12.**
4. Application 220-24– SPRUCE CT INVESTORS LLC (Contract Purchaser), 72 Spruce Street, Stamford, CT., - Site and Architectural Plans and/or Requested Uses and a Special Permit - **Requesting approval of the Parking Management Plan for 72 Spruce Street, pursuant to Condition 5 of the Certificate of Approval.**

UPDATES & DISCUSSIONS

Start Time
9:00pm

1. West Beach Boat Ramp – Staff to provide update on where the project stands.

ADJOURNMENT

Zagenda 04032023 -REVISED