

THE ZONING BOARD WILL CONDUCT A PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, APRIL 24, 2023, AT 6:30 PM
ET **THROUGH A WEB AND PHONE MEETING**

The Zoning Board Meeting on April 24, 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_fpuqDQRGT1yYMSPJXvliBA

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: +13052241968,,86047992335#,,,,*288256# or +13092053325,,86047992335#,,,,*288256#

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

US: +1 305 224 1968 or +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 +1 360 209 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: 860 4799 2335

Password: 288256

International numbers available:

<https://us02web.zoom.us/join?m=ODYwNDc5OTIzMzUuIL1KaYXwouYYgM0CftLukWSXtOCAG6N2>

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 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 a 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 APRIL 3, 2023.

Start Time

6:40pm

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.

PUBLIC HEARING

Start Time

7:45pm

1. **Application 223-09- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** -Proposing amendments to the V-C (Section 4.B.7), NX-D (Section 4.B.10) and R-HD (Section 4.B.11) district regulations to streamline the regulations by referring to existing regulations and improve access to Light and Air.

Start Time

8:05pm

2. **Application 223-10- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** - Proposing text change to simplify and clarify the definitions and standards for Adult Uses, Home Occupation, Medical Marijuana Dispensary Facility, Short-Term Rental and Group Day Care Home.

Start Time

8:25pm

3. **Application 223-11- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** - The proposed text amendment combines relevant regulations that are currently located in different sections of the regulations in one place, makes some minor adjustments and deletes regulations no longer needed.

REGULAR MEETING

Start Time

8:45pm

1. Approval of Minutes: **March 27, 2023**
2. Approval of Minutes: **April 3, 2023**

PENDING APPLICATIONS

Start Time

9:00pm

1. **CSPR 1167 – James Parker, 64 Lewelyn Road, Stamford, CT** – Proposing the construction of a second story addition. Property is located within the CAM boundary.
2. **Application 221-24– Old Town Square LLC, 160 Atlantic Street, Stamford, CT, - Site and Architectural Plans and/or Requested Uses and Special Permit.**
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 **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.
6. Application **223-09**- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.
7. Application **223-10**- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.
8. Application **223-11**- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.

UPDATES AND DISCUSSIONS

Start Time
9:45pm

1. Application **223-03-PRE**- Well Built Company, 0 (004-4021) West Park Place, Stamford, CT – Pre-Application – Site & Architectural Plans and/or Requested Uses -Proposing to construct a 95 room extended stay hotel in a 10 story building with retail/restaurant space at the ground level and associated amenities.

ADJOURNMENT

Zagenda 04242023