

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, MAY 8, 2023, AT 6:30 PM ET THROUGH A WEB AND PHONE MEETING

The Zoning Board Meeting on May 8, 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_JmCyOTYIR7eDCbQB519D-w

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: +16469313860,,83464615687#,,,,*161376# or +16465588656,,83464615687#,,,,*161376#

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

US: +1 646 931 3860 or +1 646 558 8656 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 301 715 8592 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: 834 6461 5687

Password: 161376

International numbers available:

https://us02web.zoom.us/j/92042052052?pwd=ODM0NjQ2MTU2ODc5WkZqQXZVE_7IN_9INxClxi7TecnLQGk

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 APRIL 24, 2023.

Start Time

6:30pm

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.

PUBLIC HEARING CONTINUED FROM APRIL 24, 2023.

Start Time

7:30pm

1. **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, Short-Term Rental and Group Day Care Home.

PUBLIC HEARING CONTINUED FROM APRIL 24, 2023.

Start Time

7:30pm

1. **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.

PUBLIC HEARING

Start Time

8:00pm

1. **Application 223-02 -Claudio Matthew Jung, Sunrise Child Development Center - 1231 Washington Boulevard, Stamford, CT – Site & Architectural Plans and/ or Requested Uses:** Applicant is proposing to open a Child Day Care Center located at Saint Andrews Episcopal Church, 1231 Washington Boulevard. There will be a total of approximately 28 Children, ages 3- 5 years and 4 full time teachers.

PUBLIC HEARING CONTINUED FROM APRIL 24, 2023.

Start Time

8:30pm

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 APRIL 24, 2023.

Start Time

9:15pm

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

10:00pm

1. **Application 223-04 – Dariusz Lesniewski, 16 Remington Street, Stamford CT.,- Site & Architectural Plan and/or Requested Uses, Special Permit, Coastal Site Plan Review & Application for approval for addition to the Stamford Cultural Resources Inventory (CRI)** –Applicant is proposing Critical Reconstruction of a historic house and constructing two new townhouses attached to the rear along with associated parking pursuant to Section 7.3.

REGULAR MEETING

Start Time

10:40pm

1. Approval of Minutes: **April 3, 2023**
2. Approval of Minutes: **April 24, 2023**

PENDING APPLICATIONS

Start Time

10:50pm

1. **CSPR 1158 – Anya Kishinevsky, 80 Davenport Drive, Stamford, CT** – Proposing to raise existing dwelling to meet flood zone regulations including additions to be added. Also proposing pool, patio and associated site improvements. Property is located within the CAM boundary.
2. **Application 223-09- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.**
3. **Application 223-10- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.**
4. **Application 223-11- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.**
5. **Application 223-02 -Claudio Matthew Jung, Sunrise Child Development Center - 1231 Washington Boulevard, Stamford, CT – Site & Architectural Plans and/ or Requested Uses.**
6. **Application 222-23 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Map Change.**
7. **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.**
8. **Application 222-37- TR Broad II, LLC and 122-124 Broad Street, LLC, 122-124 Broad Street, 136 Broad Street and O Broad Street, Stamford, CT – Amended Application for a Special Permit.**
9. **Application 223-04 – Dariusz Lesniewski, 16 Remington Street, Stamford CT.- Site & Architectural Plan and/or Requested Uses, Special Permit, Coastal Site Plan Review & Application for approval for addition to the Stamford Cultural Resources Inventory (CRI).**

ADMINISTRATIVE REVIEW

Start Time
11:20pm

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 222-10 - MC-Myano LLC, 50 Myano Lane, Stamford, CT – Special Permit, Applicant is seeking a Special Permit approval pursuant to Section 4.B.9c to allow the 13th apartment (previously office space) to remain within the existing building. The existing building is located on the portion of the property within the R-5 Zone **(Requesting an extension of time).**

ADJOURNMENT

Zagenda 05082023