

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, MAY 22, 2023, AT 6:30 PM ET THROUGH A WEB AND PHONE MEETING

*The Zoning Board Meeting on May 22, 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\\_0CXUj\\_NHQLmWSObyVveOTw](https://us02web.zoom.us/webinar/register/WN_0CXUj_NHQLmWSObyVveOTw)

*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,,88459088691#,,,,\*051229# or +16465588656,,88459088691#,,,,\*051229#

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 +1 507 473 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 or +1 360 209 5623 or +1 386 347 5053

Webinar ID: 884 5908 8691

Password: 051229

International numbers available:

<https://us02web.zoom.us/j/88459088691?pwd=ODg0NTkwODg2OTEu7bi4Zc3zBfRhwhQubT4xfCOMjRyYEDWA>

*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](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](mailto: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 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**

**Start Time**

**7:10pm**

1. **Application 223-13– Raymond Mazzeo, (22 1<sup>st</sup> Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change –** Proposing to Amend Section 10.K (Expansion of Non-Conforming Buildings in C-B and C-WD Districts), by adding a new subsection permitting hotel additions in the C-B Zone, subject to certain conditions.
2. **Application 223-14 – Armon Hotel (Stamford Hospitality LP), 2701 Summer Street, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a Special Permit -**Proposing the construction of a new prayer room with a green roof in the northeast corner of the site along with an enhanced landscape buffer to create screening for neighbors. The Special Permit application includes a request pursuant to Section 10.K to permit the building additions and a request pursuant to Section 12.D.1.d to permit up to 10% of the required spaces to be provided on an as-needed basis.

### **PUBLIC HEARING**

**Start Time**  
**7:50pm**

1. **Application 223-15 – Sweetspot Stamford LLC and A &F High Ridge LLC, 111-123 High Ridge Road, Stamford, CT –Special Permit,** Applicant is seeking approval to operate a boutique hybrid cannabis dispensary providing service to both qualified medical cannabis patients and adult-use consumers. Property is located in the C-N Zone.

### **REGULAR MEETING**

### **PENDING APPLICATIONS**

**Start Time**  
**8:30pm**

1. **Application 221-24– Old Town Square LLC, 160 Atlantic Street, Stamford, CT,- Site and Architectural Plans and/or Requested Uses and Special Permit.**
2. **Application 223-13– Raymond Mazzeo, (22 1<sup>st</sup> Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change.**
3. **Application 223-14 – Armon Hotel (Stamford Hospitality LP), 2701 Summer Street, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a Special Permit.**
4. **Application 223-15 – Sweetspot Stamford LLC and A &F High Ridge LLC, 111-123 High Ridge Road, Stamford, CT –Special Permit.**

### **ADJOURNMENT**

Zagenda 05222023