

**THE ZONING BOARD WILL CONDUCT A PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, JUNE 26, 2023, AT 6:30
PM ET THROUGH A WEB AND PHONE MEETING**

The Zoning Board Meeting on June 26, 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_d3xyCbt2Rbq8RaG88g609w

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,,87818974736#,,,,*409110#](tel:+16465588656,,87818974736#,,,,*409110#) or [+16469313860,,87818974736#,,,,*409110#](tel:+16469313860,,87818974736#,,,,*409110#)

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 +1 346 248 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 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782

Webinar ID: 878 1897 4736

Password: 409110

International numbers available:

<https://us02web.zoom.us/join/MTg5NzQ3MzY.1gYDs4-E55eo9TrObo0TOpjyS283LeQm>

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*

PENDING APPLICATIONS

6. Application 223-15 – Sweetspot Stamford LLC and A & F High Ridge LLC, 111-123 High Ridge Road, Stamford, CT –Special Permit. (Potential Executive Session)

PUBLIC HEARING

Start Time

6:30pm

2. Application 223-16- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford CT, - Text Change, - The purpose of this text change is to move Section 17 and Section 18 concerning Zoning Permits and Certificates of Zoning Compliance to Section 19.I which contains all approval types and require Zoning Permit for activities that are currently not or insufficiently regulated.

PUBLIC HEARING CONTINUED FROM MAY 22, 2023

Start Time

6:45pm

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 JUNE 5, 2023

Start Time

7:10pm

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.

Start Time
7:40pm

2. **Application 223-12- Landmark Square 1-6 LLC, 0 Atlantic Street, 3 Atlantic Street, 2 Broad Street, 4 Broad Street, 5 Broad Street & 101 Broad Street, Stamford, CT - Site & Architectural Plans and/or Requested Uses and a Special Permit** – Proposing the redevelopment of Landmark Square Building 3 including demolition of the existing 134,000 sf office building and replacement with 400 apartments, 420 parking spaces, residential amenities and 5,200 sf of retail space.

PUBLIC HEARING

Start Time
8:20pm

1. **Application 223-19 – 22-24 Dolsen LLC, 24 Dolsen Place, Stamford CT.,- Site & Architectural Plan and/or Requested Uses, Special Permit and Application for approval for addition to the Stamford Cultural Resources Inventory (CRI)** –Applicant is proposing improvements to the façade and reconfiguration of the interior to accommodate a third dwelling unit along with provision of associated parking pursuant to Section 7.3 Historic Preservation. The existing detached shed and the exterior staircase in the rear of the building are proposed to be removed.

REGULAR MEETING

Start Time
9:10pm

1. Approval of Minutes: **June 5, 2023**

PENDING APPLICATIONS

Start Time
9:20pm

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 223-04 – 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).**
3. **Application 223-12- Landmark Square 1-6 LLC, 0 Atlantic Street, 3 Atlantic Street, 2 Broad Street, 4 Broad Street, 5 Broad Street & 101 Broad Street, Stamford, CT - Site & Architectural Plans and/or Requested Uses and a Special Permit.**
4. **Application 223-19 – 22-24 Dolsen LLC, 24 Dolsen Place, Stamford CT.,- Site & Architectural Plan and/or Requested Uses, Special Permit and Application for approval for addition to the Stamford Cultural Resources Inventory (CRI).**

5. Application 223-16- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford,- Text Change.

ADMINISTRATIVE REVIEW

Start Time

9:45pm

1. CSPR 1134 – Richard Riccardi – 11 Half Moon Way, Stamford CT – Proposing the relocation of the existing dwelling closer to the street in an effort to take it out of the flood zone along with site improvements including a modification in size of the existing driveway. Property is located within the CAM boundary (***Requesting an extension of time***).
2. Appointment of James J. Lunney III. and Jennifer Pinto as Zoning Enforcement Officers for the City of Stamford.

UPDATES & DISCUSSION

Start Time

10:00pm

1. Update on Train Station commuter parking

ADJOURNMENT

Zagenda 06262023 -Revised