

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, JULY 31, 2023, AT 6:30 PM ET THROUGH A WEB AND PHONE MEETING

The Zoning Board Meeting on July 31, 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_pjCWqSi2QHGbIx0maJJBIO

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,,87329383952#,,, *809933# or +16469313860,,87329383952#,,, *809933#

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 +1 360 209 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: 873 2938 3952

Password: 809933

International numbers available:

<https://us02web.zoom.us/j/91811511111?pwd=ODczMjkzODM5NTIuSfHIBXg15IRYWY2Ks-ZsgXkqddFV80T>

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 JULY 10, 2023

Start Time

6:30pm

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.

Start Time

7:15pm

2. **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

8:00pm

1. **Application 223-18- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change, -** The purpose of this text amendment is to create a separate Section for General Development Plans in the Zoning Regulations with uniform requirements across different uses and districts and to simplify application procedures.

Start Time

- 8:30pm**
1. **Application 223-22 -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** - The purpose of this text change is to have a uniform definition for Substantial Renovations and Alterations in the Zoning Regulations and to clarify when requirements for providing sidewalks, electric vehicle charging and bicycle parking for existing developments are triggered.

Start Time

- 9:00pm**
1. **Application 223-20 – Stavros Aivalis, 589 Bedford Street, Stamford, CT., – Map Change** –_Applicant is proposing to rezone 589 Bedford Street from the present R-H zoning district to the proposed MX-D zoning district.
 2. **Application 223-21 – Stavros Aivalis, 589 Bedford Street, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a General Development Plan-** Applicant is proposing the construction of a four-story residential building consisting of 21 residential studio units,19 on-site parking spaces and on-site amenities.

REGULAR MEETING

Start Time

- 9:45pm**
1. Approval of Minutes: **July 10, 2023**

PENDING APPLICATIONS

Start Time

- 9:55pm**
1. **CSPR 1171 – 2187 Atlantic Street LLC- 2187 Atlantic Street, Stamford, CT –** Applicant is proposing the construction of a viewing deck. Property is located within the CAM boundary.
 2. **CSPR 1173 – One Elmcroft Stamford LLC, 100 Elmcroft Road, Stamford, CT –** Applicant is proposing to convert of commercial building to a multi-family residential use consisting of 256 apartments (26 of which will be designated as Below Market Rate). Property is located within the CAM boundary.
 3. **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).**
 4. **Application 221-24– Old Town Square LLC, 160 Atlantic Street, Stamford, CT,- Site and Architectural Plans and/or Requested Uses and Special Permit.**
 5. **Application 223-18- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.**

6. Application 223-22 -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.
7. Application 223-20 – Stavros Aivalis, 589 Bedford Street, Stamford, CT,– Map Change.
8. Application 223-21 – Stavros Aivalis, 589 Bedford Street, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a General Development Plan.

ADJOURNMENT

Zagenda 07312023