

**THE ZONING BOARD WILL CONDUCT A PUBLIC
HEARING AND A REGULAR MEETING ON
MONDAY, SEPTEMBER 11, 2023, AT 6:30
PM ET THROUGH A WEB AND PHONE MEETING**

The Zoning Board Meeting on September 11, 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_hYPCFEyTR-6mnFanyw144A

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,,84175143698#,,, *153709# or +16469313860,,84175143698#,,, *153709#

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

US: +1 646 558 8656 or +1 646 931 3860 or +1 309 205 3325 or +1 312 626 6799 or +1 301 715 8592 or +1 305 224 1968 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: 841 7514 3698

Password: 153709

International numbers available:

https://us02web.zoom.us/join?m=ODQxNzUxNDM2OTg.ZAKwvb980ZyVPTkVY0Jy17_6lmvcRp3H

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 ymathur@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*

ANNOUNCEMENT

Start Time

- 6:30pm** 1. Moment of silence in commemoration of the victims of the terrorist attacks of 9/11.

PENDING LITIGATION

Start Time

- 6:35pm** 1. **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 CONTINUED FROM JULY 31, 2023

Start Time

- 7:00pm** 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, meeting rooms and a roof-top patio.

Start Time

- 7:30pm** 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.

PUBLIC HEARING

Start Time
8:15pm

1. **Application 223-24 – Raymond Mazzeo, c/o Redniss & Mead (22 First Street -Stamford, CT) – Text Change** – Proposing to amend 9.B.4.e, relating to building coverage and setbacks of structure not exceeding 20’ in height within the P-D District.
2. **Application 223-25 – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Map Change** – Proposing the rezoning of 251 Greyrock Place from current zoning district R-H to proposed zoning district P-D.
3. **Application 223-26 – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Special Permit, Site & Architectural Plans and/or Requested Uses and a General Development Plan** -Proposing to construct an attached 2 story (plus basement) parking garage on the property known as 251 Greyrock Place. The garage will be attached to 70 Forrest Street and will accommodate 36 spaces along with a roof deck.

Start Time
9:00pm

1. **Application 223-30 -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change, -** Proposing a Text Amendment to combine Tables I and II in Appendix A and to Update certain Uses and Use Definitions.

Start Time
9:30pm

1. **Application 223-31 -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change, -** The purpose of this amendment to the City of Stamford Zoning Regulations is to increase the number of zoning districts where Publicly Accessible Amenity Space (PAAS) are required, to add a new type of amenity spaces (trails) and to make some minor adjustments to existing regulations.

REGULAR MEETING

Start Time
10:00pm

1. Approval of Minutes: **July 31, 2023**

PENDING APPLICATIONS

Start Time
10:05pm

1. **CSPR 1169 – Samantha Lavy and Gad Lavy, 141 Downs Ave, 0 Ralsey Road South & 1 Ralsey Road South, Stamford, CT** – Proposing to renovate and lift the existing residence to FEMA compliance along with improvements, including modified landscaping, stormwater upgrades, construction of a pool, patio and hardscape modifications to adjust the driveway access from Downs Avenue to Ralsey Road South. 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 **223-20** – Stavros Aivalis, 589 Bedford Street, Stamford, CT,– Map Change.
4. Application **223-21** – Stavros Aivalis, 589 Bedford Street, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a General Development Plan.
5. Application **223-24** – Raymond Mazzeo, c/o Redniss & Mead (22 First Street -Stamford, CT) – Text Change.
6. Application **223-25** – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Map Change.
7. Application **223-26** – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Special Permit, Site & Architectural Plans and/or Requested Uses and a General Development Plan.
8. Application **223-30** -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.
9. Application **223-31** -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.

ADMINISTRATIVE REVIEW

Start Time

10:45pm

1. **Roxbury Swim and Tennis Club, 240 Roxbury Road, Stamford, CT** – Applicant is proposing to create a quad of pickleball courts and a small patio. Additionally, several existing parking spaces that were created without the proper permits will be removed.

ADJOURNMENT

Zagenda 09112023 -REVISED