

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, SEPTEMBER 18, 2023, AT 6:30 PM ET THROUGH A WEB AND PHONE MEETING

The Zoning Board Meeting on September 18, 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_uiWuJQmFS4SJvo7leEd5DQ

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,,83661209143#,,,,*174806# or +16465588656,,83661209143#,,,,*174806#

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 +1 507 473 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: 836 6120 9143

Password: 174806

International numbers available:

https://us02web.zoom.us/join?m=ODM2NjEyMDkxNDM.IZ5gfltM2_OTWsGsk5VTtpmOFIS5cfWg

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 LITIGATION

Start Time

6:30pm

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)*

UPDATES AND DISCUSSIONS

Start Time

7:00pm

1. **William Brink – Executive Director – City of Stamford (WPCA) Water Pollution Control Authority** - Presentation to the Board on the current capacity of the WPCA and how any future development could impact the infrastructure of the WPCA.

PUBLIC HEARING CONTINUED FROM SEPTEMBER 11, 2023

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.

Start Time

8:00pm

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.

PUBLIC HEARING

Start Time

8:30pm

1. **Application 223-35 -Rockrimmon Country Club Inc, 2949 Long Ridge Road, Stamford, CT – Special Permit and a General Development Plan**- Applicant is proposing to create a new parking lot, 4 pickle ball courts, and modifying application 219-17 to include 0 Long Ridge Road as part of the Special Permit Use.

Please note: The Applicant has requested a continuation – therefore application 223-35 will be opened and continued to a later meeting yet to be scheduled – no presentation will take place.

PENDING APPLICATIONS

Start Time

8:40pm

1. **Application 223-30 -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.**
2. **Application 223-31 -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.**
3. **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.
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 223-20 – Stavros Aivalis, 589 Bedford Street, Stamford, CT,- Map Change.**
6. **Application 223-21 – Stavros Aivalis, 589 Bedford Street, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a General Development Plan.**

7. Application 223-24 – Raymond Mazzeo, c/o Redniss & Mead (22 First Street -Stamford, CT) – Text Change.
8. Application 223-25 – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Map Change.
9. 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.

ADMINISTRATIVE REVIEW

Start Time

10:00pm

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 09182023