

**REVISED OCT 13, 2023**

**THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, OCTOBER 16, 2023, AT 6:30 PM ET THROUGH A WEB AND PHONE MEETING**

**The Zoning Board Meeting on October 16, 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\\_XQdaGvgSXGX4ZVdY1sDLw](https://us02web.zoom.us/webinar/register/WN_XQdaGvgSXGX4ZVdY1sDLw)

**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,,86270641915#,,,,\*663532# or +16465588656,,86270641915#,,,,\*663532#

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 +1 386 347 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 or +1 360 209 5623

Webinar ID: 862 7064 1915

Password: 663532

International numbers available:

<https://us02web.zoom.us/j/921211588656?pwd=ODYyNzA2NDU5MTUuNjVhbnRlbnR1bWVudD09>

*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\*\***

**PENDING LITIGATION**

**Start Time**

- 6:30pm**
1. **SweetSpot Stamford, LLC et al. v. Zoning Board of the City of Stamford Re: Application 223-15.** Discussion of proposed settlement of pending appeal (*Potential Executive Session*). Possible action to approve settlement.

**PUBLIC HEARING CONTINUED FROM SEPTEMBER 18, 2023**

**Start Time**

- 7:00pm**
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.

**Start Time**

- 7:30pm**
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.

**PUBLIC HEARING**

**Start Time**

**8:00pm**

1. **Application 223-28 – TJH Senior Living LLC, 0 Long Ridge Road (003-8215) aka 210 Long Ridge Road, Stamford, CT., – Site & Architectural Plans and/or Requested Uses -**  
Proposing the construction of a “Senior Housing and Nursing Home Facility Complex” to consist of approx. 168 Independent Living units, 14 Assisted Living units, 14 Memory Care units and 14 Nursing Home units with both separate and commercial amenities, outdoor patios, walking paths, parking and landscaping.

**Start Time**

**8:40pm**

1. **Application 223-32 – Nautilus Botanicals EJVI and SIMI ENT, LLC, 1110 East Main Street, Stamford, CT –Special Permit,** Applicant is seeking approval to operate a hybrid cannabis retail facility servicing both medical patients and adult-use consumers. Property is located within the C-N Zone.

**REGULAR MEETING**

**Start Time**

**9:20pm**

1. Approval of Minutes: **September 11, 2023**
2. Approval of Minutes: **September 18, 2023**

**PENDING APPLICATIONS**

**Start Time**

**9:40pm**

1. **Application 223-20 – Stavros Aivalis, 589 Bedford Street, Stamford, CT,– Map Change.**
2. **Application 223-21 – Stavros Aivalis, 589 Bedford Street, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a General Development Plan.**
3. **Application 223-24 – Raymond Mazzeo, c/o Redniss & Mead (22 First Street -Stamford, CT) – Text Change.**
4. **Application 223-25 – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Map Change.**
5. **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.**
6. **Application 223-35 -Rockrimmon Country Club Inc, 2949 Long Ridge Road, Stamford, CT – Special Permit and a General Development Plan.**

7. Application 223-28 – TJH Senior Living LLC, 0 Long Ridge Road (003-8215) aka 210 Long Ridge Road, Stamford, CT., – Site & Architectural Plans and/or Requested Uses.
8. Application 223-32 – Nautilus Botanicals EJVI and SIMI ENT, LLC, 1110 East Main Street, Stamford, CT –Special Permit.

### **ADMINISTRATIVE REVIEW**

**Start Time**  
**10:00pm**

1. Application 220-40 Pacific House Inc., 41-45 Stillwater Avenue, Stamford, CT - Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan  
**Review:** Administrative Review to allow minor modification to site and building design and change of use to Apartment Building for Supportive Housing.
2. Application 222-24 -68 Seaview Avenue, Stamford, CT – Administrative review of the public access plan per condition # 7.
3. Application 213-44 – Rich Cappelli Associates, LLC & Louis R. Cappelli Family LTD. Partnership II,- Special Exception, Site & Architectural Review and Coastal Site Plan Review, -Requesting an extension of time pertaining to condition #5 fee-in-lieu.

### **ADJOURNMENT**

Zagenda 10162023