

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, NOVEMBER 13, 2023, AT 6:30 PM ET **THROUGH A WEB AND PHONE MEETING**

The Zoning Board Meeting on November 13, 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_w-zNI3PgQ3qa7INgCLhFsw

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,,85453877319#,,,,*696133# or +16465588656,,85453877319#,,,,*696133#

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 +1 360 209 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: 854 5387 7319

Password: 696133

International numbers available:

<https://us02web.zoom.us/join?m=ODU0NTM4NzczMTk.8V-aIE-UJkj8KQeXhHl7rjvIzLT-IcWy>

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 OCTOBER 16, 2023

Start Time

6:30pm

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.

NOTE: Application 223-35 is being continued to the December 11, 2023 Zoning Board meeting.

Start Time

6:30pm

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.

NOTE: Applications 223-24, 223-25 and 223-26 are being continued to the November 27, 2023 Zoning Board meeting.

PUBLIC HEARING CONTINUED FROM OCTOBER 30, 2023

Start Time

6:30pm

1. **Application 223-34 -900 Long Ridge Road Property Owner LLC, 900 Long Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses and a Special Permit** - Applicant is proposing a redevelopment to consist of 508 apartments, approximately 20,000 square feet of complementary nonresidential space, amenities, associated landscaping and a publicly accessible nature walk.

PUBLIC HEARING

Start Time

7:15pm

1. **Application – 223-36 - G & T Tavor Street LLC, 12 and 18 Taylor Street, Stamford, CT - Special Permit, Coastal Site Plan Review and Application for approval of addition to the Stamford Cultural Resources Inventory (CRI)** – Applicant is requesting the approval for a proposal which preserves the historic home at 18 Taylor Street, retains the existing home at 12 Taylor Street and adds 13 new units of housing for a total of 18 units along with landscaping and site improvements pursuant to Section 7.3. The subject site is within the CAM boundary.

NOTE: Due to time constraints application 223-36, 12 & 18 Taylor Street will be opened but not heard tonight.

Application 223-36 will be placed on the November 27, 2023 meeting agenda.

REGULAR MEETING

Start Time

7:15pm

1. Approval of Minutes: **October 16, 2023**
2. Approval of Minutes: **October 30, 2023**
3. Approval of Minutes: **November 2, 2023**

PENDING APPLICATIONS

Start Time

7:25pm

1. **CSPR 1178 - Jeremy Binder, 243 Willowbrook Avenue, Stamford, CT -**
Applicant is proposing the reconstruction of an existing rear deck along with new stairs and a dry storage room under the deck. Property is located within the CAM boundary.
2. **Application 223-32 – Nautilus Botanicals EJVI and SIMI ENT, LLC, 1110 East Main Street, Stamford, CT –Special Permit.**
3. **Application 223-35 -Rockrimmon Country Club Inc, 2949 Long Ridge Road, Stamford, CT – Special Permit and a General Development Plan.**

NOTE: Application 223-35 is being continued to the December 11, 2023 Zoning Board meeting.

4. Application 223-24 – Raymond Mazzeo, c/o Redniss & Mead (22 First Street -Stamford, CT) – Text Change.
5. Application 223-25 – 70 Forest Street LLC, 70 Forest Street and 251 Greyrock Place, Stamford, CT – Map Change.
6. 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.

NOTE: Applications 223-24, 223-25 & 223-26 are being continued to the November 27, 2023 Zoning Board meeting.

7. Application 223-34 -900 Long Ridge Road Property Owner LLC, 900 Long Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses and a Special Permit.
8. Application – 223-36 - G & T Taylor Street LLC, 12 and 18 Taylor Street, Stamford, CT - Special Permit, Coastal Site Plan Review and Application for approval of addition to the Stamford Cultural Resources Inventory (CRI).

NOTE: Application 223-36 is being continued to the November 27, 2023 Zoning Board meeting.

ADJOURNMENT

Zagenda 11132023