

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

**The Zoning Board Meeting on December 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\\_3WY400P0ToG67zhPTK94kg](https://us02web.zoom.us/webinar/register/WN_3WY400P0ToG67zhPTK94kg)

**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,,86139793251# or +16465588656,,86139793251#

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: 861 3979 3251

Password: 662642

International numbers available:

[https://us02web.zoom.us/j/921211588656?pwd=ODYxMzk3OTMyNTEuOHAGZnctLUT\\_XGDkX8eLw6yEeeiY0mi](https://us02web.zoom.us/j/921211588656?pwd=ODYxMzk3OTMyNTEuOHAGZnctLUT_XGDkX8eLw6yEeeiY0mi)

*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\*\***

**PUBLIC HEARING CONTINUED FROM NOVEMBER 13, 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 and modify ZB Application #219-17 to include 0 Long Ridge Road as part of the Special Permit Use.

**NOTE: Applicant has revised the application removing the request for the Pickle Ball Courts.**

**PUBLIC HEARING CONTINUED FROM NOVEMBER 27, 2023**

**Start Time**

**7:15pm**

1. **Application – 223-36 - G & T Taylor Street LLC, 12 and 18 Taylor Street, Stamford, CT - Special Permit, Site and Architectural Plans and/or Requested Uses, 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.

**PUBLIC HEARING CONTINUED FROM NOVEMBER 27, 2023**

**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 221-22-(MOD) - Falasha Campbell -110 Prospect Street, Stamford, CT, - Special Permit,** - Applicant is requesting a modification to add an additional room which to facilitate the change of use of the current Group Day Care Home for 12 children to a Child Day Care Center for 32 children.

### **REGULAR MEETING**

#### **Start Time**

**9:00pm**

1. Approval of Minutes: **November 27, 2023**

### **PENDING APPLICATIONS**

#### **Start Time**

**9:10pm**

1. **CSPR 1179 – Nicoletta Righini, 133 Stamford Avenue, Stamford, CT** -Applicant is proposing an addition of a new sunroom of approx. 278sf and corresponding area at the first floor of an additional 276sf along with minor interior first floor improvements and alternations. The application also includes legalization of the interior alternations to the attic made by previous owner. Property is located within the CAM boundary.
2. **Application 223-35 -Rockrimmon Country Club Inc, 2949 Long Ridge Road, Stamford, CT – Special Permit and a General Development Plan.**
3. **Application – 223-36 - G & T Tayor Street LLC, 12 and 18 Taylor Street, Stamford, CT - Special Permit, Site and Architectural Plans and/or Requested Uses, Coastal Site Plan Review and Application for approval of addition to the Stamford Cultural Resources Inventory (CRI).**
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.
7. Application 221-22–(MOD) - Falasha Campbell -110 Prospect Street, Stamford, CT, - Special Permit.

### **ADJOURNMENT**

Zagenda 12112023

**NOTE:** All items on this Agenda are noticed for decision and possible action.