

**THE ZONING BOARD WILL CONDUCT A  
PUBLIC HEARING AND A REGULAR MEETING  
ON **MONDAY, JULY 22, 2024,**  
AT **6:30 PM ET THROUGH**  
**A WEB AND PHONE MEETING****

**The Zoning Board Meeting on July 22, 2024, 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\\_QyJAiupERdWSTMAUpYMMMA](https://us02web.zoom.us/webinar/register/WN_QyJAiupERdWSTMAUpYMMMA)

**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:

[+13126266799,,89816606415#,,,,\\*756120#](tel:+13126266799,,89816606415#,,,,*756120#) or [+16465588656,,89816606415#,,,,\\*756120#](tel:+16465588656,,89816606415#,,,,*756120#)

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

US: +1 312 626 6799 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 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: 898 1660 6415

Password: 756120

International numbers available:

<https://us02web.zoom.us/join?m=ODMzNDYyMTA5NDEuQ0RwYjIuNSJQCHZVZWwH0KmTZXjiAJMph>

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 using the web wishing to speak should raise their hands using their 'raise your hand' button.
- 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**

**Start Time**

**6:30pm**

1. **Application 224-28- Seabright Properties, LLC, 1385 Washington Blvd, Stamford, CT, - Special Permit, -** This Special Permit is to allow UConn to use the existing apartment Building for Dormitory housing. No structural or exterior changes or modifications are proposed.

**PUBLIC HEARING CONTINUED FROM JULY 8, 2024**

**Start Time**

**6:50pm**

1. **Application 224-08 -Summer Street Equity, LLC, 1600 Summer Street, Stamford, CT -Map Change** –Applicant is proposing to rezone 1600 Summer Street from the current RM-F (Multiple Family Residence Design) & C-L (Limited Business) to proposed C-G (General Commercial)
2. **Application 224-26 -Richard W. Redniss (22-1st Corp), c/o 22 First Street, Stamford, CT, - Text Change, -** The purpose of this text change is to limit the intensity of certain C-G uses north of Downtown to help keep higher intensity C-G uses centralized in and around the Downtown while allowing for the modernization and adaptive reuse of other properties in proximity to downtown.

**Start Time**

**7:15pm**

3. **Application 223-23 – Joseph J. Capalbo, II, 91 Hope Street, Stamford, CT-Map Change:** Applicant is proposing to rezone 91 Hope Street from the present R-7 ½ (Single Family, Low Density) to proposed RM-1 (Multiple Family, Low Density Design District).
  
4. **Application 224-04– Joseph J. Capalbo, II, on behalf of RRIT LLC, 91 Hope Street, Stamford, CT-Site and Architectural Plans and/or Requested Uses** - Applicant is proposing to construct 26 new townhouses along with on-site parking and associated landscaping. The existing single family dwelling unit on the site will remain and the existing 6,400 sf structure formerly used as a community center will be demolished.

**Start Time**

**8:00pm**

5. **Application 224-11- Richard Redniss (22-1st Corp) c/o 22 First Street, Stamford, CT, - Text Change,** River Bend Center, LLC, is seeking to amend the City of Stamford Zoning Regulations to revise portions of the HT-D regulation and create an opportunity to infill new residential development where it helps sustain the maintenance and viability of existing industrial/flex type uses in new or existing buildings.

**PUBLIC HEARING**

**Start Time**

**8:50pm**

1. **Application 224-19- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** The Application proposes a change to the Stamford Zoning Regulations to adjust the parking requirements for residences according to the findings and recommendations of the Stamford Citywide Parking Study and to address residents' concerns regarding the parking requirements for large dwellings.

**Start Time**

**9:30pm**

2. **Application 224-10- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** The purpose of this text change is to streamline the existing regulations for non-conforming uses, add provisions for non-conforming buildings, structures, and lots, eliminate Special Permit provisions and facilitate the conversion of obsolete structures and uses to viable uses.

**Start Time**

**9:50pm**

3. **Application 224-14- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** The purpose of the proposed regulations is to more tightly regulate Cannabis Retailers and Smoke Shop and Tobacco Stores in order to better protect the public health and welfare in particular of children and adolescents.

**Start Time**

**10:10pm**

5. **Application 224-27- First National Joint Venture, LLC & Canal Street Fund, LLC, 18 Dock Street, Stamford, CT, - Special Permit,** - This Special Permit pursuant to 7.4.C.1.g requests a modification to the method of BMR compliance by providing larger units at lower affordability levels.

**REGULAR MEETING**

**Start Time**

**10:30pm**

1. Approval of Minutes: **July 8, 2024**

**PENDING APPLICATIONS**

**Start Time**

**10:35pm**

1. **Application 223-38 -800 Long Ridge Road LLC, 800 Long Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses and Special Permit**
2. **Application 224-08 -Summer Street Equity, LLC, 1600 Summer Street, Stamford, CT -Map Change**
3. **Application 224-26- Richard W. Redniss (22-1<sup>st</sup> Corp), c/o 22 First Street, Stamford, CT, - Text Change,**
4. **Application 223-23 – Joseph J. Capalbo, II, 91 Hope Street, Stamford, CT-Map Change**
5. **Application 224-04– Joseph J. Capalbo, II, on behalf of RRIT LLC, 91 Hope Street, Stamford, CT-Site and Architectural Plans and/or Requested Uses**
6. **Application 224-11- Richard Redniss (22-1st Corp) c/o 22 First Street, Stamford, CT, - Text Change**

7. Application **224-19**- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change
8. Application **224-10**- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change
9. Application **224-14**- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change
10. Application **224-28**- Seabright Properties, LLC, 1385 Washington Blvd, Stamford, CT, - Special Permit
11. Application **224-27**- First National Joint Venture, LLC & Canal Street Fund, LLC, 18 Dock Street, Stamford, CT, - Special Permit

### **ADMINISTRATIVE REVIEW**

### **UPDATES AND DISCUSSIONS**

### **ADJOURNMENT**

Zagenda 072224

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