

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, MARCH 22, 2021, AT 6:30 PM EST THROUGH A WEB AND PHONE MEETING

The Zoning Board Meeting on March 22, 2021, 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_gkzRxubdQUmoz7VqhPAy8A

After registering, you will receive a confirmation email containing information about joining the webinar.

You can also dial in using your phone:

IPhone one-tap:

US: +16465588656,,83362372053# or +13126266799,,83362372053#

Telephone:

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

US: +1 646 558 8656 or +1 312 626 6799 or +1 301 715 8592 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 833 6237 2053

Password: 087670

International numbers available: <https://us02web.zoom.us/j/kdRf2gVLvI>

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 ymathur@stamfordct.gov or submit through a Chat message to the Zoning Board Chair during the meeting.*
- *Please do not send messages to 'Everyone' in the chat because it is distracting for all attendees..*

- Any applicant/public speaker wishing to speak shall send a chat message to the Moderator/Zoning Board Chair with the project name to sign-up to speak.
- Any applicant/public speaker shall announce their name clearly for the record prior to speaking.
Please Note: Start times are approximate and subject to change*

PUBLIC HEARINGS CONTINUED FROM FEBRUARY 22, 2021

Start Time
6:30pm

1. **Application 220-35– 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, - Text Change,** -Proposing to Amend Article III Section 4.B.7.c (12) *Arterial Streets* to include West Main Street in the list of *Arterial Streets*.
2. **Application 220-36 – 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, - Map Change,** - Applicant is proposing to rezone properties which are bound by Ann Street to the West, West Main Street to the North and Rose Park Ave to the East from the present zoning districts C-B & R-MF to the Village Commercial V-C zoning district.

PUBLIC HEARINGS CONTINUED FROM MARCH 8, 2021

Start Time
7:10pm

1. **Application 220-31- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT, - Text Change,** Proposing as part of the Omnibus Text Change to Amend the current Section 12 “Automobile Parking and Loading Space” and rename it to Section 12 “Mobility”. In addition to parking and loading regulations, the amended Section 12 would also take into account the needs of pedestrians and bicyclists by establishing standards for sidewalks and bike parking facilities.
 Changes to Section 19 include moving Sections 7.2 “Site Plan Review” and 7.5 “Review of Large Scale Development” to Section 19, without any substantive changes except for the updating of references, and adding to Section 19 Subsections 19.F “Parking Management Plans” and 19.G. “Transportation Management Plans”.

PUBLIC HEARING

Start Time
7:50pm

1. **Application 221-03 – Richard W. Redniss (22-1st Corp), Stamford, CT., – Text Change, -** To Amend Article III, Section 4.B.11. R-HD (Residential District, High Density) of the Zoning Regulations.

2. **Application 221-04 – Sprague Operating Resources LLC, 10 Water Street, Stamford, CT- Map Change** – Applicant is proposing to rezone 10 Water Street and 2187 Atlantic Street from current CW-D Zoning District to RH-D Zoning District.

REGULAR MEETING

Start Time
8:30pm

1. Approval of Minutes: **March 8, 2021**

PENDING APPLICATIONS

Start Time
8:40pm

1. **CSPR-1094 – UNC of Coastal Connecticut, 25 Jefferson Street, Stamford, CT. –**
Proposing the reconstruction of a portion of an existing self- storage facility due to structural damage. The reconstruction is approximately 7,550 square feet of the total 19,827 square feet building footprint and is adjacent to the East Branch of Rippowam River. Property is located within the CAM boundary.
2. **Application 220-35– 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, - Text Change.**
3. **Application 220-36 – 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, - Map Change.**
4. **Application 220-31- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT, - Text Change**
5. **Application 221-03 – Richard W. Redniss (22-1st Corp), Stamford, CT., – Text Change.**
6. **Application 221-04 – Sprague Operating Resources LLC, 10 Water Street, Stamford, CT- Map Change .**

ADMINISTRATIVE REVIEW

Start Time
9:10pm

1. **Hubbard Heights Child Day Care - Hubbard Mansion -111 West North Street –**
Applicant is requesting administrative approval to operate a Child Day Care Center.

2. **471 Glenbrook Road – Elite Learning Academy –**
Applicant is requesting administrative approval to expand a previously approved existing Child Day Care Center in the V-C district.

UPDATES & DISCUSSIONS

Start Time
9:30pm

1. Temporary signage regulations

ADJOURNMENT

Zagenda 3222021