

REVISED APRIL 9, 2021
2nd REVISION April 12, 2021

**THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON
MONDAY, APRIL 12, 2021, AT 6:30 PM EST THROUGH A WEB AND PHONE MEETING**

The Zoning Board Meeting on April 12, 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_LETAoZeKTdS-ywx0kMoc6w

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,,83329830034# or +13017158592,,83329830034#

Telephone:

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

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

Webinar ID: 833 2983 0034

Password: 483195

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

The meeting agenda and additional information is available on the Zoning Board webpage: <https://www.stamfordct.gov/government/boards-commission/zoning-board>

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 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 MARCH 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.

NOTE: Applicant has requested a continuation of 220-35 & 36 to the May 10, 2021 meeting.

PUBLIC HEARING

Start Time: 7:15pm

1. **Application 221-09 – Garden Homes Fund, 1114 Hope Street, Stamford, CT, Site and Architectural Plans and/or Requested Uses, Special Permit, and Approval of Additions to the Stamford Cultural Resources Inventory (CRI) –** Applicant is proposing the redevelopment of 1114 Hope Street (Formerly the First United Methodist Church) by converting the existing structure and constructing an addition to create a total of 17 deeply affordable residential apartments. The existing first floor daycare would be retained. Property is located within the RM-1 District.

NOTE: If not everyone from the public had the opportunity to testify on this application by 8:30, the Public Hearing will be continued to the next Zoning Board Session on April 26, 2021 at 6:30 pm via ZOOM. The access information and agenda will be posted in advance on the Zoning Board's webpage: <https://www.stamfordct.gov/government/boards-commission/zoning-board>.

REGULAR MEETING

Start Time: 8:30pm

1. Approval of Minutes: **March 22, 2021**

Start Time: 8:35pm

ADMINISTRATIVE REVIEW

1. **400 Washington Blvd (aka the Charter Communications Building) Application 217-16 – (3rd Mod)** - Applicant is requesting the following administrative approval in connection with 217-16 (3rd Mod):
 - a. Request by the Property Owner and Mill River Park Collaborative, pursuant to Condition # 17 of Zoning Board Approval # 217-16 (3rd MOD), for Zoning Board determination that the Lower River Walk is not feasible and that a pedestrian bridge is a feasible alternative.

- b. Request by the Property Owner and Mill River Park Collaborative, pursuant to Condition # 20 of Zoning Board Approval # 217-16 (3rd MOD), for Zoning Board approval authorizing the payment of \$200,000 required under this condition for the construction of the pedestrian bridge.
- c. Amend Zoning Board Decision from January 11, permitting the temporary closure of the Charter Garage and requiring a payment of \$100,000, that said payment will be applied to the pedestrian bridge or other infrastructure improvements in the South End, or waived.
- d. Request to combine the bond required per January 11, 2021 Zoning Board decision with the bond required under the FIPP and approval of the combined bond language.
- e. Extension of the temporary closure of the Charter Garage until June 30, 2021.

NOTE: Part of this agenda item may be held in Executive Session as it touches on ongoing negotiations between the City and the Property Owner.

PENDING APPLICATIONS

Start Time: 9:00 pm

1. **CSPR-1095 – James C. Randall & Susan L. Randall, 83 Kenilworth Drive East, Stamford, CT –** Proposing the renovation of existing dwelling, driveway and deck along with the removal of the existing concrete patio. Property is located within the CAM boundary.
2. **CSPR-1097 – Howard & Jill Fife, 208 Dolphin Cove Quay, Stamford, CT –** Proposing to construct a new terrace, patios, and pergola in rear yard, modify existing roof, and construct two additions on the front of the existing dwelling. Property is located within the CAM boundary.
3. **Application 220-31- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT - Text Change to Section 12 – Mobility.**
4. **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.**
5. **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.**
6. **Application 221-09 – Garden Homes Fund, 1114 Hope Street, Stamford, CT., Site and Architectural Plans and/or Requested Uses, Special Permit, and Approval of Additions to the Stamford Cultural Resources Inventory (CRI).**

ADMINISTRATIVE REVIEW (continued)

Start Time: 9:30pm

2. **Application 216-26 – RBS Americas Property Corp & City of Stamford, 600 Washington Blvd & 888 Washington Blvd, Special Exception, General Development and Costal Site Plan Review** – Requesting approval of Special Exception, General Development and Costal Site Plan Review for the development of two residential buildings consisting of 456 units and 567 parking spaces as well as associated site improvements. Also approximately 38,389 square

feet along the river will be dedicated as public access space to facilitate the expansion of Mill River Park. *(Request for extension of time)*

3. **Application 218-38 (MOD) – 583 PACIFIC CH LLC, 583 Pacific Street – Site & Architectural Plans and/or Requested Uses, Special Exception & Coastal Site Plan Review** - Applicant is seeking to develop the property at 583 Pacific Street. Specifically, the applicant will maintain the original two (2) story portion of the existing building and replace the one (1) story annex and the surface parking area with a four (4) story addition and a surface parking area along with site landscaping improvements. *(Applicant proposing to modify the previously approved application (218-38) to permit a 1 story addition. This additional story will be occupied by for 4 (2) bedroom apartments. Applicant is also seeking a Shared Parking Agreement pursuant to Section 12.L to permit the sharing of parking spaces between the 4 proposed residential units and the commercial uses).*
4. **429 Washington Blvd – Metro Center** - Proposed signage for Berkley Corporation.

ADJOURNMENT

Zagenda 4122021