

6/15/2021 REVISED

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, JUNE 21, 2021, AT 6:30 PM EST THROUGH A WEB AND PHONE MEETING

*The Zoning Board Meeting on June 21, 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\\_d6HzbM48TkeniJDyQMly0g](https://us02web.zoom.us/webinar/register/WN_d6HzbM48TkeniJDyQMly0g)

*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,,89792588978# or +13017158592,,89792588978#

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 +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

Webinar ID: 897 9258 8978

Password: 211141

International numbers available: <https://us02web.zoom.us/j/kYrH9neB7>

*The meeting agenda and additional information is available on the Zoning Board webpage: [https:// www.stamfordct.gov/zoning](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) 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\*\***

### **ADMINISTRATIVE REVIEW**

**Start Time**  
**6:30pm**

1. **Application 219-03- Tully Health Center, 32 Strawberry Hill Avenue, Stamford, CT -**  
Administrative review of proposal to add fuel cells at Tully Medical Center.
2. **Application 210-06 – Stamford Hospital. One Hospital Plaza, Stamford CT-**  
Administrative review of proposal to add fuel cells at Stamford Hospital.

### **PUBLIC HEARING CONTINUED FROM MAY 24, 2021**

**Start Time**  
**6:40pm**

1. **Application 221-14 – Richard W. Redniss (22-1<sup>st</sup> Corp), Stamford, CT., – Text Change, -**  
**NOTE:** This application is pursuant to the recently approved Text Change application 221-11 filed by the Zoning Board. The application re-establishes residential density and floor area, as well as the ability to convert commercial development rights into residential density. Also proposing to Amend Table IV to establish building setbacks (10-15’ measured to the curb line).
2. **Application 221-15 – RMS Companies (Applicant) and Greyrock Development LLC (owner), (contract purchaser of 0 Greyrock Place (004-1972), 172 Greyrock Place and 154 Broad Street. Stamford CT – Map Change –**Applicant is proposing a rezoning from the present MX-D zoning district to C-G zoning district.
3. **Applications 221-16 – RMS Companies (Applicant) and Greyrock Development LLC (owner), (contract purchaser of 0 Greyrock Place (004-1972), 172 Greyrock Place and 154 Broad Street. Stamford CT -Special Permit and Site and Architectural Plans and/or Requested Uses –**Applicant is proposing to redevelop this site to create an 8-story residential building with 228 apartments, 8,000±sf of office space and tenant and public amenities.

### **PUBLIC HEARING CONTINUED FROM JUNE 7, 2021**

**Start Time**  
**7:30pm**

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, 3<sup>rd</sup> 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*.

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, 3<sup>rd</sup> 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.

**Start Time**

- 8:15pm**
6. **Application 221-06 – Raymond Mazzeo (22-1<sup>st</sup> Corp), Stamford, CT., – Text Change**, -To Amend Article, Section 3.B (Defined Terms) by adding “Tax Lot”, “Zoning Lot” and “Zoning Lot Development Agreement” of the Zoning Regulations.

**Start Time**

- 8:45pm**
7. **Application 220-39 – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Map Change**, -Applicant is requesting the rezoning of 41-45 Stillwater Ave from the RMF Zoning District to the Village Commercial Zoning District.
8. **Application 220-40 – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review** -Applicant is proposing to demolish two structures and construct a 39 unit residential building with approximately 1980 sq.ft commercial space on the ground floor and 41 on-site parking spaces.

***Applicant has requested a continuation of 220-39 & 40 to the July 12, 2021 meeting.***

**PUBLIC HEARING**

**Start Time**

- 9:15pm**
9. **Application 221-18- TPS Associates LLC, and LGS, LLC, 248 West Avenue, Stamford, CT.,- Text Change**, -The proposed text change seeks to permit one ground or pole sign on limited sites in the NX-D (Neighborhood Mixed Use Design District) zoning district.

**Start Time**

- 9:45pm**
10. **Application 220-45 – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – Map Change**, Applicant is seeking a Zoning Map Change from C-I Zoning District to MX-D Zoning District.

11. **Application 220-46 – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – General Development Plan and a Special Permit Applications.** - Applicant is proposing to demolish all existing structures and construct a residential building with 85 apartments, ground floor retail/flex amenity space and 85 on-site parking spaces.
12. **Application 221-19 – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – Site & Architectural Plans and/or Requested Uses Application** –Applicant is proposing to construct a 85-unit residential development with ground floor retail and associated site improvements.

### **REGULAR MEETING**

**Start Time**  
**10:45pm**

1. Approval of Minutes: **May 24, 2021**
2. Approval of Minutes: **June 7, 2021**

### **PENDING APPLICATIONS**

**Start Time**  
**10:55pm**

1. **CSPR 1087- Bertille Duflos, 190 Davenport Drive.** Applicant is requesting to rectify outstanding violations consisting of the installation of a drainage catch basin, restoration of a prior existing rear deck and front walk along with associated site work. Property is located in the CAM boundary.
2. **CSPR 1112 – Haddon Kirk, 55 Verplank Avenue, Stamford, CT** – Applicant is proposing an addition and renovations to existing single family dwelling. Property is located within the CAM boundary.
3. **Application 221-14 – Richard W. Redniss (22-1<sup>st</sup> Corp), Stamford, CT., – Text Change.**
4. **Application 221-15 – RMS Companies (Applicant) and Greyrock Development LLC (owner), (contract purchaser of 0 Greyrock Place (004-1972), 172 Greyrock Place and 154 Broad Street. Stamford CT – Map Change.**
5. **Applications 221-16 – RMS Companies (Applicant) and Greyrock Development LLC (owner), (contract purchaser of 0 Greyrock Place (004-1972), 172 Greyrock Place and 154 Broad Street. Stamford CT -Special Permit and Site and Architectural Plans and/or Requested Uses.**

6. 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, 3<sup>rd</sup> Fl, Stamford, CT, - Text Change.
7. 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, 3<sup>rd</sup> Fl, Stamford, CT, - Map Change.
8. Application **221-06** – Raymond Mazzeo (22-1<sup>st</sup> Corp), Stamford, CT., – Text Change.
9. Application **220-39** – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Map Change.
10. Application **220-40** – ARTEL PROPERTIES LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review.
11. Application **221-18**- TPS Associates LLC, and LGS, LLC, 248 West Avenue, Stamford, CT., - Text Change.
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14. Application **221-19** – 819 East Main Street LLC & 831 – 833 East Main Street LLC, 821, 825, 827 & 831 East Main Street and 27-29 Lafayette Street – Site & Architectural Plans and/or Requested Uses Application.

## **ADJOURNMENT**

Zagenda 6212021