

**THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, JULY 26, 2021, AT 6:30 PM EST THROUGH A WEB AND PHONE MEETING**

***The Zoning Board Meeting on July 26, 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\\_B0Uk9LDeS42d35wZT8eVHQ](https://us02web.zoom.us/webinar/register/WN_B0Uk9LDeS42d35wZT8eVHQ)

***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: +13017158592,,87187538931#,,,,\*164895# or +13126266799,,87187538931#,,,,\*164895#

Telephone:

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

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

Webinar ID: 871 8753 8931

Password: 164895

International numbers available:

<https://us02web.zoom.us/join?m=ODcxODc1Mzg5MzE.4q8WIRVxXgCRSrxijW4sqsm4zSdQ25G>

*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) 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\*\***

**REGULAR MEETING**

**Start Time**

**6:30pm**

1. Approval of Minutes: **July 12, 2021**

**PENDING APPLICATIONS**

**Start Time**

**6:40pm**

1. **CSPR 1108 – Nicoletta Righini, 48 Euclid Avenue, Stamford, CT.,** - Applicant is seeking to convert a single family to a two family dwelling along with interior alternations. Property is located within the CAM boundary.
2. **CSPR 1115 –Luke and Lindsay Warford, 375 Ocean Drive West, Stamford, CT** - Proposing to construct a new single family resident with associated driveway, pool, utilities, drainage improvements, landscaping and incidental site work. 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 220-45 – 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.**
7. **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.**

8. 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.
9. Application 221-17 – Lodato Properties LLC & Hope Street Storage LLC, 523 & 535 Hope Street, Stamford, CT – Site and Architectural Plans and/or Requested uses and a Special Permit.

**PUBLIC HEARING CONTINUED FROM JULY 12, 2021**

**Start Time**  
**7:55pm**

1. **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 R-MF Zoning District to the Village Commercial Zoning District.
2. **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.

**PUBLIC HEARING**

**Start Time**  
**8:55pm**

3. **Application 221-21– Gladys Contreras, 70 Alvord Lane – Unit A, Stamford, CT, - Special Permit** - Applicant is requesting a Special Permit to operate a Group Day Care Home for up to 12 children at 70 Alvord Lane – Unit A. Property is located within the R-5 zoning district.

**Start Time**  
**9:25pm**

4. **Application 221-22– Falasha Campbell -110 Prospect Street, Stamford, CT, - Special Permit.** - Applicant is requesting a Special Permit to operate a Group Day Care Home for 12 children at 110 Prospect Street. The property is in the R-MF Zoning District.

**Start Time**  
**9:55pm**

5. **Application 221-20- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.** - Proposing as part of the Omnibus Text Change to Amend Section 9.G. (C-D Designed Commercial Districts) and add a new Section 19.H General Development Plans. The changes to Section 9.G would streamline the C-D District Regulations. Currently, General Development Plans have varying definitions in different zoning districts. New Section 19.H. would create a uniform regulation for General Development Plans. As a consequence, several district regulations would need to be updated to refer to the newly created standards for General Development Plans.

## REGULAR MEETING

### PENDING APPLICATIONS

#### Start Time

10:25pm

1. Application 220-39 – Artel Properties LLC (Owner/Applicant), 41-45 Stillwater Avenue, Stamford, CT., –Map Change,
2. 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
3. Application 221-21– Gladys Contreras, 70 Alvord Lane – Unit A, Stamford, CT, - Special Permit.
4. Application 221-22– Falasha Campbell -110 Prospect Street, Stamford, CT,- Special Permit.
5. Application 221-20- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.

#### Start Time

10:55pm

### ADMINISTRATIVE REVIEW

1. **Application 220-24– Spruce CT Investors LLC (Contract Purchaser), 72 Spruce Street, Stamford, CT., - Site and Architectural Plans and /or Requested Uses and a Special Permit** - Applicant is proposing to add new units as well renovate all existing units, update fitness center, community room, roof top terrace and site landscaping. The total units will increase from 89 units to 121 units. The parking lot will also be restriped increasing the parking spaces from 89 to 95 spaces. The site is within the RM-F zoning district (***Requesting extension of time and also requesting an amendment to add 11 units for a total of 132 units***).

#### Start Time

11:10pm

### UPDATES & DISCUSSION

1. **Application 211-24 – Procurement, LLC, 826 High Ridge Road, Approval of Site & Architectural Plans and Requested Uses,** to permit the construction of one two-story 14,136 s.f. building having a child day care center on the ground floor and 10 residential units on the second floor with associated playground and a two and a half story building of 6,000 s.f. containing 12 residential units all with associated driveway and parking areas on a 1.448 acre site in an RM-1 zone (***Discussion of non-compliance with the designation of Below Market-Rate Units***).

2. **Application 218-27- 36 Atlantic Street, LLC, 36 Atlantic Street, Special Exception and Site and Architectural Plans and/or Requested Uses**, Applicant is proposing to convert the second floor, complete the third floor and construct a fourth floor to create a total of 17 dwelling units (*Discussion of noncompliance with the reporting requirement for the Below Market-Rate Units*).
3. Future of Board Meeting
4. New State of Connecticut laws pertaining to Zoning

### **ADJOURNMENT**

Zagenda 7262021