

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, APRIL 11, 2022, AT 6:30 PM EDT **THROUGH A WEB AND PHONE MEETING**

The Zoning Board and Planning Board Meeting on April 11, 2022, 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_hKzmiJpYSM-xBGpT-fLj6w

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: +16465588656,,83340225031#,,,,*965697# or +13126266799,,83340225031#,,,,*965697#

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

Webinar ID: 833 4022 5031

Password: 965697

International numbers available:

<https://us02web.zoom.us/j/965697?pwd=ODMzNDYyMjUwMzE5ODpBXC965697>

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 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.
- 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 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 CONTINUED FROM MARCH 28, 2022

Start Time

6:30pm

1. **Application 222-08-Andrew Banoff – (Jewish Senior Services), 210 Long Ridge Road, Stamford, CT., – Text Change,** - Applicant is proposing to Amend Section 9.G (C-D Designed Commercial District), Subsection 9.G.4 (Standards) by adding new Footnote 3 to amend standards for Senior Housing and Nursing Home Facility Complex as a single use.
2. **Application 222-09 – Jewish Senior Services, 210 Long Ridge Road, Stamford, CT – General Development Plan and a Special Permit,** - This site was previous approved under application (ZB#219-19) for the construction of a 200 unit Senior Living Facility on 7 acres. The new applicant, Jewish Senior Services is proposing to construct a “Senior Housing and Nursing Home Facility Complex” containing a total of 210 units with a mix of independent living and assisted living, communal building amenities, outdoor patios, walking paths, parking and landscaping on the entire 15 acres. This site is located within the C-D (Designed Commercial) District.

PUBLIC HEARING

Start Time

7:00pm

1. **Application 222-06 – 819 East Main Street LLC, 831 – 833 East Main Street LLC, and New Star Lafayette LLC (collectively “the Applicants”), 27, 29 Lafayette Street and 821, 825 & 827, 831 East Main Street & 15 Lafayette Street – Map Change,** - Applicant is seeking a Zoning Map Change from C-I Zoning District to MX-D Zoning District.

2. **Application 222-07 – 819 East Main Street LLC, 831 – 833 East Main Street LLC, and New Star Lafayette LLC (collectively “the Applicants”), 27, 29 Lafayette Street and 821, 825 & 827, 831 East Main Street & 15 Lafayette Street – Site & Architectural Plan and/or Requested Uses, General Development Plan and a Special Permit -**
Applicants are proposing to demolish existing structures and construct a residential building consisting of 130 apartments with ground floor retail and associated improvements.

REGULAR MEETING

Start Time

7:45pm

1. Approval of Minutes: **March 28, 2022**

PENDING APPLICATIONS

Start Time

7:55pm

1. **CSPR 1126 – Paul Gudas, 71 Dean Street, Stamford, CT -** Proposing to construct a 3 unit attached townhome. Property is located within the CAM boundary.
2. **Application 221-33 – TNREF III High Ridge LLC, 225 High Ridge Road, Stamford CT – Site and Architectural Plans and/or Requested Uses.**
3. **Application 222-08-Andrew Banoff – (Jewish Senior Services), 210 Long Ridge Road, Stamford, CT., – Text Change.**
4. **Application 222-09 – Jewish Senior Services, 210 Long Ridge Road, Stamford, CT – General Development Plan and a Special Permit.**
5. **Application 222-06 – 819 East Main Street LLC, 831 – 833 East Main Street LLC, and New Star Lafayette LLC (collectively “the Applicants”), 27, 29 Lafayette Street and 821, 825 & 827, 831 East Main Street & 15 Lafayette Street – Map Change.**
6. **Application 222-07 – 819 East Main Street LLC, 831 – 833 East Main Street LLC, and New Star Lafayette LLC (collectively “the Applicants”), 27, 29 Lafayette Street and 821, 825 & 827, 831 East Main Street & 15 Lafayette Street – Site & Architectural Plan and/or Requested Uses, General Development Plan and a Special Permit.**

ADMINISTRATIVE REVIEW

Start Time

8:30pm

1. **Nine 80 Hope Again LLC, 980 Hope Street & 0 Northhill Street, Stamford, CT –** The applicant seeks to rehabilitate the property for a use as a mixed-use development by

constructing an addition behind the existing building for 8 studio apartments. Also a portion of the existing building will be converted to one studio apartment for a total of 9 studio apartments. The remainder of the existing building will continue to be available to commercial tenants.

Start Time
9:00pm

2. **Application 221-16 - Broad Street/Greyrock** – Changes to the façade of the building.

UPDATES & DISCUSSION

Start Time
9:30pm

1. **41-45 Stillwater Avenue** – Potential purchase by New Neighborhoods to build this project as 100% affordable

ADJOURNMENT

Zagenda 04112022 -2ND REVISION