

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, APRIL 25, 2022, AT 6:30 PM EDT THROUGH A WEB AND PHONE MEETING

The Zoning Board and Planning Board Meeting on April 25, 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_tRnRbc_eRyKrBCQfZx_mKg

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,,87565914560#,,,,*351183# or +13017158592,,87565914560#,,,,*351183#

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: 875 6591 4560

Password: 351183

International numbers available:

<https://us02web.zoom.us/j/9181212121?pwd=ODc1NjU5MTQ1NjA.4v2lVlQmZzoPXbEFIJQtPNTbPDLpVMPP>

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

Start Time

6:30pm

NOTE: Due to a problem with the publication of the hearing notice in the paper, Applications nos. 222-11 through 222-14 will NOT be heard at this meeting. Notices with the new hearing date will be sent out and published as prescribed in the Charter in due time. You may sign up at StamfordLandUse@Stamfordct.gov to receive meeting agendas in advance.

1. **Application 222-03- First National Joint Venture, LLC and Canal Street Fund LLC (collectively the Applicants), 0 (001-7722) Canal Street, 441 & 481 Canal Street and 50 John Street, Stamford CT – Map Change** - Applicant is proposing a rezoning of the property from M-G (General Industrial District) Zone to R-HD (Residential-High Density Multi-family District) Zone.
2. **Application 222-04 - First National Joint Venture, LLC and Canal Street Fund LLC (collectively the Applicants), 0 (001-7722) Canal Street, 441 & 481 Canal Street and 50 John Street, Stamford CT –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review** - Applicant is proposing the construction of a mixed-use building consisting of 401 apartments, ground floor retail space, amenity space, 429 parking spaces and associated landscaping and site improvements.

REGULAR MEETING

Start Time

7:15pm

1. Approval of Minutes: **April 4, 2022**
2. Approval of Minutes: **April 11, 2022**

PENDING APPLICATIONS

Start Time
7:25pm

1. **CSPR 1127 – Rahwa Senry, 39 Ralsey Road South, Stamford, CT** – Applicant is proposing to raise portion of existing dwelling, make minor additions and remove and modify various hardscapes. Property is located within the CAM boundary.
2. **Application 222-03- First National Joint Venture, LLC and Canal Street Fund LLC (collectively the Applicants), 0 (001-7722) Canal Street, 441 & 481 Canal Street and 50 John Street, Stamford CT – Map Change.**
3. **Application 222-04 - First National Joint Venture, LLC and Canal Street Fund LLC (collectively the Applicants), 0 (001-7722) Canal Street, 441 & 481 Canal Street and 50 John Street, Stamford CT –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review.**
4. **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.**
5. **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- CONTINUED FROM THE APRIL 11, 2022 REGULAR MEEING

Start Time
7:45pm

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.

UPDATES AND DISCUSSIONS

Start Time
8:15pm

1. Report on Land Use Bureaus’ review of petition to appeal Zoning Board Approval ZB 221-20 (C-D district) to the Board of Representatives
2. 217-16 – (3rd MOD) -Status of Upper River Walkway – Charter Communications

ADJOURNMENT

Zagenda 04252022