

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

The Zoning Board and Planning Board Meeting on June 6, 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_1Cw81z8eQRCJsHUN1bab7q

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,, 87432387718#,,,, *403565# or +13017158592,,87432387718#,,,, *403565#

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: 874 3238 7718

Password: 403565

International numbers available:

<https://us02web.zoom.us/join?m=ODc0MzIzODc3MTg.OFjOj6xiq32Y5VdIYBCvvFUCdIHBegI8>

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*

ADMINISTRATIVE REVIEW

Start Time

6:30pm

1. **Application 210-06 – Stamford Hospital. One Hospital Plaza, Stamford CT-**
(Requesting an extension of time)

PUBLIC HEARING CONTINUED FROM MAY 23, 2022.

Start Time

6:35pm

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) Zoning District.
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.

Start Time

7:10pm

3. **Application 222-19- Housing Authority City of Stamford, c/o Redniss & Mead, 22 First Street, Stamford CT- Text Change** - Applicant is proposing to amend portions of Appendix B. Footnote 6 (formerly Section 7-R). If the recent Zoning Board approval (222-01) is not effective at the time of approval, the proposed changes will be located in Section 7-R of the Zoning Regulations.
4. **Application 222-20 – Housing Authority City of Stamford – 0 Ursula Place (002- 5974) and 0 Ursula Place (003-8620) General Development Plan and a Special Permit** - Applicant is proposing to redevelop the existing property known as Oak Park with larger units with more amenities and improved drainage infrastructure. The redevelopment will also improve onsite parking ratios, streetscapes and usable open

space. The new development will maintain the same unit count (166 apartments) and general bedroom mix with an increase in 3 bedroom units.

Start Time

7:45pm

5. **Application 222-12 - City of Stamford –Zoning Board, 888 Washington Boulevard, Stamford, CT –Map Change,** - the City of Stamford Zoning Board is proposing a rezoning for properties currently located in the C-L, C-G & M-G districts to the TCD-D (Transportation Center Design District). This rezoning will affect properties in Subarea A located between the Mill River to the west and Atlantic Street to the east.

Start Time

8:15pm

6. **Application 222-13 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change,** - the City of Stamford Zoning Board is proposing a rezoning for properties currently located in the M-L, M-G & R-MF district to the TCD-D (Transportation Center Design District). This rezoning will affect properties in Subarea B located between Atlantic Street and Pacific Street.

Start Time

8:45pm

7. **Application 222-14 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change,** - the City of Stamford Zoning Board is proposing a rezoning for properties currently located in the M-L & M-G district to the R-HD (Residential High Density District). This rezoning will affect properties in Subarea C located east of Pacific Street.

PUBLIC HEARING

Start Time

9:15pm

1. **Application 222-10 - MC-Myano LLC, 50 Myano Lane, Stamford, CT – Special Permit,** - Applicant is seeking a Special Permit approval pursuant to Section 4.B.9c to allow the 13th apartment (previously office space) to remain within the existing building. The existing building is located on the portion of the property within the R-5 Zone.

REGULAR MEETING

Start Time

9:45pm

1. Approval of Minutes: **May 23 2022**

PENDING APPLICATIONS

Start Time

9:55pm

1. **CSPR 1129 – Paul and Hermine Brindak, 161 Weed Ave, Stamford, CT –** Proposed to construct a new house on existing foundation and a detached garage. Property is located within the CAM boundary
2. **CSPR 1130 – DCQ Associates, LLC, 253 Dolphin Cove Quay, Stamford, CT -** Proposed improvements consist of reconstruction of an existing patio, construction of a spa, deck, deck extension, utilities, equipment, a stormwater management system and associated grading and landscaping. Property is located within the CAM boundary.

3. **CSPR 1140– Jacqueline & Bradley Shelley, 29 Andover Road, Stamford, CT** - Proposing to demolish existing deck and rear wood patio. Construct an addition over existing one story portion, add 271 sf in rear and construct a deck. Property is located within the CAM boundary.
4. **CSPR 1142 – Sopio Gagnidze, 25 Island Heights Drive, Stamford, CT –** Proposing a second story addition to consist of 5 bedrooms and 2 full bathrooms. Property is located within the CAM boundary.
5. **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.**
6. **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.**
7. **Application 222-19- Housing Authority City of Stamford, c/o Redniss & Mead, 22 First Street, Stamford CT- Text Change.**
8. **Application 222-20 – Housing Authority City of Stamford – 0 Ursula Place (002-5974) and 0 Ursula Place (003-8620) General Development Plan and a Special Permit.**
9. **Application 222-11- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change.**
10. **Application 222-12 - City of Stamford –Zoning Board, 888 Washington Boulevard, Stamford, CT –Map Change.**
11. **Application 222-13 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change.**
12. **Application 222-14 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change.**
13. **Application 222-10 - MC-Myano LLC, 50 Myano Lane, Stamford, CT – Special Permit.**

ADJOURNMENT

Zagenda 05232022