

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

The Zoning Board and Planning Board Meeting on July 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_qANAVuvwSfKS2Rh5TyzZLg

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: +16469313860,,83695857317#,,,,*639379# or +13017158592,,83695857317#,,,,*639379#

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

US: +1 646 931 3860 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171

Webinar ID: 836 9585 7317

Password: 639379

International numbers available:

<https://us02web.zoom.us/j/91282158782?pwd=ODM2OTU4NTczMTc4TjFhYyYyWbhlWiMldlBaJ0bWc5FV4Los>

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 JULY 11, 2022.

Start Time

6:30pm

1. **Application 222-17 – Sound Beach Landing LLC, 40 Signal Road and 0 Thread Needle Lane, Stamford, CT -Map Change:** Applicant is proposing to rezone 40 Signal Road and 0 Thread Needle Lane from the present RA-1 Zoning District to proposed R-20 Zoning District.

Start Time

7:10pm

2. **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

7:40pm

1. **Application 222-22 – Martin Roth, 56 Euclid Avenue, Stamford, CT - Text Change -** To add a definition of Propane Filling Station to Section 3.B, add this use to Appendix A, Table II, item 153.5 (Propane Filing Station) along with a footnote regarding location limitations and renumber the footnotes for Table II accordingly.

REGULAR MEETING

Start Time

8:10pm

1. Approval of Minutes: **July 11, 2022**

PENDING APPLICATIONS

Start Time
8:15pm

1. Application 222-12 - City of Stamford –Zoning Board, 888 Washington Boulevard, Stamford, CT –Map Change.
2. Application 222-13 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change.
3. Application 222-14 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change.
4. Application 222-17 – Sound Beach Landing LLC, 40 Signal Road and 0 Thread Needle Lane, Stamford, CT -Map Change.
5. Application 222-22 – Martin Roth, 56 Euclid Avenue, Stamford, CT - Text Change.
6. **CSPR1153 -City of Stamford- Engineering Bureau, 888 Washington Blvd., Stamford, CT**
– Place new pedestrian bridge across Rippowam River, Abutments installed landward of existing walls at edge of river. Ramps will connect proposed bridge to existing sidewalks. Property is located within the CAM boundary
7. **CSPR 1109 – Bicoastal Holdings, LLC, 110 Davenport Drive, Stamford, CT.,**
Applicant is seeking to construct an in-ground swimming pool and modify the existing patios. Property is located within the CAM boundary.
8. **CSPR 1136 – Timothy Kraus, 95 Kenilworth Drive West, Stamford CT** – Proposing to raise the existing dwelling above the FEMA flood elevation, drainage improvements, landscaping and incidental site work. Property is located within the CAM boundary.
9. **CSPR 1138 – Matthew Popp, 48 Cook Road, Stamford, CT** – Proposing to construct a swimming pool, pool patio and Pergola. Property is located within the CAM boundary.
10. **CSPR 1141 – 123 Saddle Rock LLC, 123 Saddle Rock Road, Stamford, CT** - Proposing to demolish existing tennis court along with some perimeter walls and construct an attached garage, expand the existing stone paver motor court along with other related site work. Property is located within the CAM boundary.

ADMINISTRATIVE REVIEW

Start Time
9:10pm

1. **Application 220-40 (MOD)– Artel Properties LLC (Owner/Applicant) & Pacific House, Inc (contract purchaser) , 41-45 Stillwater Avenue, Stamford, CT., –Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review** -Applicant is seeking modifications to previously approved **Special Permit** application to facilitate use of the property as supportive housing. Modifications include increased first floor office space, reduction in parking and expansion of on-site open space. No changes are proposed in the number or mix of units.
2. **Puerto Vallarta Restaurant – 230 Tresser Boulevard, Stamford CT** – Requesting approval of Signage

UPDATES AND DISCUSSIONS

Start Time
9:50pm

1. Discuss regulations for Accessory Dwelling Units (ADU) and other items related to Public Act 21-29.

ADJOURNMENT

Zagenda 07252022 -3RD REVISION