

Revised 4/16/2020

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, APRIL 20, 2020, AT 7:00 PM EST THROUGH A WEB AND PHONE MEETING

The Zoning Board Meeting on April 20, 2020, at 7:00 pm will be hosted remotely. To attend, please register at:

<https://attendee.gotowebinar.com/rt/3046912053551047692>

Once you register you will receive information on how to join the meeting.

You can also dial in using your phone:

Dial in: +1 (415) 655-0052

Audio Access code: 566-659-107

*The meeting agenda and application 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 or email to the address given above 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*

PUBLIC HEARING CONTINUED FROM APRIL 6, 2020

Start Time
7:00pm

1. **Application 220 -05 – LADDINS TERRACE ASSOCIATES LLC (Owner) and WENDY’S PROPERITES, LLC (Lessee), 1938 West Main Street, Stamford, CT., – Site and Architectural Plan and/ or Requested Uses,** - Proposing to construct a Wendy’s Restaurant with a drive-through. Property is located within the M-L (Light-Industrial) zoning district.

Start Time
7:30pm

2. **Application 220-06 - MANNY KATSETOS, 1385 Washington Boulevard, Stamford, CT., – Map Change,** - Applicant is requesting to have 1385 Washington Boulevard moved from the C-N (Commercial Neighborhood) zoning district to the C-G (Commercial General) zoning district for possible future development.

Start Time
8:00pm

3. **Application 220-15– DAVETTE STEPHENS, 1425 Bedford Street, Stamford, CT., - Special Exception,** - Applicant is requesting a Special Exception to operate a child day care facility for 32 children at 1425 Bedford Street. The property is in the R-H Zoning District.

PUBLIC HEARING

Start Time
8:30pm

1. **Application 220-07 – 80 WEP-1351 LLC, DP 26, LLC & ALBRIGHT PROPERTIES GROUP, LLC, 1351 Washington Boulevard, Stamford, CT –Special Exception,** Applicant is proposing to convert 13,833± square feet of basement office space to self-storage space.

Start Time
9:00pm

2. **Application 220 -10 – LGS, LLC; TPS Associates, LLC, 244 West Avenue,248 West Avenue and 50 Grenhart Road, Stamford, CT.,- Site & Architectural Plans and or Requested Uses and a Special Exception** – Applicant is proposing to construct a car dealership “Acura of Stamford” along with associated site work and landscaping. Property is located within the NX-D zoning district.

Start Time

9:40pm

3. Application 220-11 – HRC 201 II, LLC – 201 High Ridge Road, Stamford CT., - Text Change, -Proposing to Amend the first sentence of Article III, Section 9BBB-4 of the Stamford Zoning Regulations to allow "School, Non-Public," as a Special Exception use in the C-D Designed Commercial District. .
4. Application 220-12 – HRC 201 II, LLC and GREENWICH EDUCATION GROUP, LLC – 201 High Ridge Road, Stamford CT., - Site and Architectural Plan and/or Requested Uses and a Special Exception, -Applicant has leased 66,758 square feet of the 79,850 square feet of floor area along with 229 parking spaces to 'Greenwich Education Group, LLC' to be uses as a private school. The remaining 13,092 square feet of floor area, the below-grade parking adjacent to that area, as well as the basement level, in the structural garage, would be reserved by HRC for use as general office or storage.

REGULAR MEETING

Start Time
10:20pm

1. Approval of Minutes: **April 6, 2020**

PENDING APPLICATIONS

Start Time
10:30pm

1. Application 220 -04 -- Jackie Kaufman of Carmody Torrance Sandak & Hennessey LLP representing Laddins Terrace Associates LLC (Owner) and Wendy's Properties, LLC (Lessee) - 1938 West Main Street – Text Change.
2. Application 220 -05 – Laddins Terrace Associates LLC (Owner) and Wendy's Properties, LLC (Lessee), 1938 West Main Street, Stamford, CT –Site and Architectural Plan and/ or Requested Uses.
3. Application 220-06 - MANNY KATSETOS, 1385 Washington Boulevard, Stamford, CT., – Map Change.
4. Application 220-09 – MICHAEL GOLDSTEIN – 780 Summer Street, Stamford, CT., - General Development Plan.
5. Application 220-15– DAVETTE STEPHENS, 1425 Bedford Street, Stamford, CT., Special Exception.
6. Application 219-23- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change.
7. Application 220-07 – 80 WEP-1351 LLC, DP 26, LLC & ALBRIGHT PROPERTIES GROUP, LLC, 1351 Washington Boulevard, Stamford, CT –Special Exception.
8. Application 220 -10 – LGS, LLC; TPS Associates, LLC, 244 West Avenue, 248 West Avenue and 50 Grenhart Road, Stamford, CT.,- Site & Architectural Plans and or Requested Uses and a Special Exception

9. Application 220-11 – HRC 201 ll, LLC – 201 High Ridge Road, Stamford CT., - Text Change
10. Application 220-12 – HRC 201 ll, LLC and GREENWICH EDUCATION GROUP, LLC – 201 High Ridge Road, Stamford CT., - Site and Architectural Plan and/or Requested Uses and a Special Exception

ADMINISTRATIVE REVIEW

Start Time
11:30pm

1. **Administrative Approval** of a Shared Parking Plan pursuant to Section 12.L of the City of Stamford Zoning Regulations to permit the shared use of parking between a Wendy’s Restaurant and a CVS Pharmacy, both located at 1938 West Main Street
2. **Application 218-43 –PAVIA ASSOCIATES, LLC, 912 – 916 Hope Street, –Site & Architectural Plans and/or Requested Uses and a Special Exception,** Applicant is proposing to construct a four (4) story, 15 unit residential apartment complex, with 19 parking spaces and 1040 square feet of ground floor retail. Property is located within the V-C zoning district (*Requesting extension of time*).

ADJOURNMENT

Zagenda 4202020 –Revised