

5/14/2020 REVISED

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, MAY 18, 2020, AT 7:00 PM EST THROUGH A WEB AND PHONE MEETING

The Zoning Board Meeting on May 18, 2020, at 7:00 pm will be hosted remotely. To attend, click on the following Zoom link to register in advance for the Webinar:

https://zoom.us/webinar/register/WN_RXBb5QKIRGa8V7IxY5Umqw

After registering, you will receive a confirmation email containing information about joining the webinar.

You can also dial in using your phone:

iPhone one-tap :

US: +16465588656,,94244259944# or +13017158592,,94244259944#

Telephone:

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: 942 4425 9944

Password: 083095

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.
- 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 MAY 4, 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.

PUBLIC HEARING

Start Time

7:30pm

1. **Application 220-13- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change,** Proposing as part of the Omnibus Text Change to amend Section 7.4 Below Market Rate program, modify definitions related to Affordable Housing to Section 3, make changes to the BMR program to clarify requirements, premiums and update fee-in-lieu formula among other changes; addition of a definition for Downtown Retail Streets and updates to Sections 4.AA, 7.S, 9 and 10 as well as the footnotes to Appendix B of the Zoning Regulations of the City of Stamford.

Start Time

8:00pm

2. **Application 220-14- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT,- Text Change,** Proposing as part of the Omnibus Text Change to Amend Section 15 To move Section 7.T Coastal Area Management Regulations to 15.A; Move Section 7.1 Flood Prone Area Regulations to Section 15.B; Amend and renumber Section 15.B Soil Erosion and Sediment Control to Section 15c; Add new Section 15.D Stormwater Management; Amend and renumbered Section 15 A Excavations to 15.E; Add New Section 15.F Stamford Sustainability Scorecard of the Zoning Regulations of the City of Stamford.

REGULAR MEETING

Start Time

8:30pm

1. Approval of Minutes: **May 4, 2020**

PENDING APPLICATIONS

Start Time
9:00pm

1. **CSPR 1086 – KEVIN & ANGELA SWANEPOEL, 41 Ralsey Road South, Stamford, CT –**
Proposing to construct a roof over the existing deck and install support columns.
Property is located within the CAM boundary.
2. **CSPR 1080 – JOHN and MARY RATHER, 49 Rogers Road, Stamford, CT –** Proposing to
construct a new single family resident with associated driveway, pool and pool house,
utilities, drainage improvements, landscaping and incidental site work. Property is
located within the CAM boundary.
3. **Application 219-23- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard,**
Stamford, CT,- Text Change.
4. **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.
5. **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.
6. **Application 220-13- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard,**
Stamford, CT,- Text Change,
7. **Application 220-14- CITY OF STAMFORD – ZONING BOARD, 888 Washington**
Boulevard, Stamford, CT,- Text Change

ADMINISTRATIVE REVIEW

Start Time
9:45pm

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

UPDATES AND DISCUSSIONS

Start Time
10:00pm

1. Discussion regarding appropriate accounting for unemployment benefits, stimulus check
and overtime in BMR certification and re-certifications during the Covid pandemic.

ADJOURNMENT

Zagenda 5182020 -Revised