

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, OCTOBER 5, 2020, AT 6:30 PM EST THROUGH A WEB AND PHONE MEETING

The Zoning Board Meeting on October 5, 2020, 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_yWqeR75mTL2f2X968Z-6-w

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,,95478515187# or +13126266799,,95478515187#

Telephone:

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

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

Webinar ID: 954 7851 5187

Password: 083095

International numbers available: <https://us02web.zoom.us/j/kcen939R1>

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

Start Time
6:30pm

NOTE: ZB Application #220-26 & #220-27 Represent the Eastern Properties.

1. **Application 220-26 –Woodland Pacific LLC, Walter Wheeler Drive SPE LLC & The Strand/BRC Group LLC; Zoning Map Change** – Applicants are proposing to change the Zoning District for approximately 4.91 acres of property (measured to the centerline of the street) comprising Harbor Point Planned Community Master Units C1, C2 & SD #1, 707 Pacific Street, 25, 29, 39, 41 Woodland Avenue from M-G, RM-F, C-B & SRD-S Zoning Districts to the R-HD Zoning District.
2. **Application 220-27 –Woodland Pacific LLC, Walter Wheeler Drive SPE LLC & The Strand/BRC Group LLC; Site and Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review** – Applicants are requesting a Site and Architectural Plans and/or Requested Uses and a Coastal Site Plan Review approval for a +/- 4 acre development within the proposed RH-D zoning district comprising 540 apartments including 54 onsite B.M.R. units, 690 parking spaces in a structured garage and associated landscaping and improvements. The applicants also and seek Special Permit pursuant Subsections 4.B.11.e (formerly 4.D.15.e), 12.D.1.c & 4.B.11.m.4.c.iv (formerly 4.D.15.m.4.c). The site comprises of Harbor Point Planned Community Master Units C1,C2 & SD #1, 707 Pacific Street, 25, 29, 39, 41 Woodland Avenue.

NOTE: ZB Application #220-28; #220-29 & #220-30 Represent the Western Properties.

3. **Application 220-28 –Walter Wheeler Drive SPE, LLC -Text Change** - Applicant is proposing to amend Article III, Section 9.Q.2.a (formerly 9.J.2.a) to change the references to the Master Plan within the 'Objectives' Subsection for South End Redevelopment District-South (SRD-S)
4. **Application 220-29 – Woodland Pacific LLC &Walter Wheeler Drive SPE LLC; Zoning Map Change** -Applicants are proposing to amend the Zoning Map for approximately 2.26 acres of property (measured to the centerline of the street) from RM-F and M-G to

SRD-S. The subject property comprises properties including 796 Atlantic Street, 17, 21, 23, 25 & 39 Woodland Avenue.

5. **Application 220-30 – Woodland Pacific LLC, Walter Wheeler Drive SPE LLC & The Strand/BRC Group LLC; General Development Plan and a Coastal Site Plan Review;** - Applicants are requesting to amend the Harbor Point General Development Plan and Coastal Area Management Plan to facilitate the future development of reconfigured Block C2 (approximately 3 acres) with 174 dwelling units and 218 parking spaces within the Harbor Point GDP.

REGULAR MEETING

Start Time

8:00pm

1. Approval of Minutes: **September 14, 2020**
2. Approval of Minutes: **September 21, 2020**

PENDING APPLICATIONS

Start Time

8:20pm

1. Application 220-26 –Woodland Pacific LLC, Walter Wheeler Drive SPE LLC & The Strand BRC Group LLC; Zoning Map Change.
2. Application 220-27 –Woodland Pacific LLC, Walter Wheeler Drive SPE LLC & The Strand /BRC Group LLC; Site and Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review.
3. Application 220-28 –Walter Wheeler Drive SPE, LLC -Text Change.
4. Application 220-29 – Woodland Pacific LLC, Walter Wheeler Drive SPE LLC ; Zoning Map Change.
5. Application 220-30 – Woodland Pacific LLC, Walter Wheeler Drive SPE LLC & The Strand/BRC Group LLC; General Development Plan and a Coastal Site Plan Review.

ADJOURNMENT

Zagenda 10520