

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, OCTOBER 19, 2020, AT 6:30 PM EST THROUGH A WEB AND PHONE MEETING

The Zoning Board Meeting on October 19, 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_cAqbX1toTa2t6ZFDt9AvbA

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,, 86912496617# or +13126266799,, 86912496617#

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 +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

Webinar ID: 869 1249 6617

Password: 083095

International numbers available: <https://us02web.zoom.us/j/86912496617>

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 OCTOBER 5, 2020

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.

PUBLIC HEARING

Start Time

7:30pm

1. **Application 220 -37 - Wescott Apartments DE 1 LLC ET AL & Wescott Apartments DE 2 LLC, 1430 Washington Blvd, Stamford, CT., - Special Permit,** - Requesting approval to convert approximately 12,000 square feet of existing ground floor office space into nineteen (19) additional residential units including four (4) Below Market Rate units.

REGULAR MEETING

Start Time

8:00pm

1. Approval of Minutes: **October 5, 2020**

PENDING APPLICATIONS

Start Time

8:10pm

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.**
6. **Application 220 -37 - Wescott Apartments DE 1 LLC ET AL & Wescott Apartments DE 2 LLC, 1430 Washington Blvd, Stamford, CT., - Special Permit,** - Requesting approval to

ADMINISTRATIVE REVIEW

Start Time

9:00pm

1. **Rising Stars Learning Academy** – Applicant Davette Stephens is requesting administrative approval of the Child Day Care Center use at 71 Stillwater Avenue. The property is in the Village Commercial (V-C) district.
2. **Application 217-44- HERALD REALTY III, LLC, 100 Prospect Street,– Site & Architectural Plans and/or Requested Uses and Special Exception,** Requesting to facilitate the construction of 32 additional dwelling units and associated amenities and

building façade changes, in an existing building previously converted from office to primarily residential use on a 40,487± sq. ft. parcel proposed to be in the MX-D Zone, on properties known as 100 Prospect Street (***Requesting extension of time***).

3. **Application 214-05 – URB, 1 Greyrock Place – Parcel 38 & 38B, - Special Exception and Site and Architectural Plans** (*Applicant is requesting a second extension of time for the implementation of the temporary artwork on Block “D”*).

ADJOURNMENT

Zagenda 101920