

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, SEPTEMBER 12, 2022, AT 6:30 PM EDT THROUGH A WEB AND PHONE MEETING

*The Zoning Board and Planning Board Meeting on September 12, 2022, at 6:30 pm will be hosted remotely. To attend, click on the following Zoom link to register in advance for the Webinar:*

**\*UPDATED LINK\***

[https://us02web.zoom.us/webinar/register/WN\\_e\\_iMUxshQPCsZwrLkojjkw](https://us02web.zoom.us/webinar/register/WN_e_iMUxshQPCsZwrLkojjkw)

*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: +13126266799,,81461299883#,,,,\*726264# or +16465588656,,81461299883#,,,,\*726264#

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

US: +1 312 626 6799 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 309 205 3325 or +1 386 347 5053 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 9128 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 814 6129 9883

Password: 726264

International numbers available:

<https://us02web.zoom.us/j/9201562561>

*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](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](mailto: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 25, 2022.**

**Start Time**

**6:30pm**

1. **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.

***Application 222-14 has been closed (except left open to receive any additional written comments from the public. Comments are to be submitted before the close of the public hearing for this item on Sept 12, 2022.***

**PUBLIC HEARING**

**Start Time**

**6:40pm**

1. **Application 222-25 – Walton Place LLC & 80 Prospect Street Partners LLC, 0 Walton Place (002-6688 & 002-6689) & 80 Prospect Street (004-1560, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a Special Permit -**  
Proposing the redevelopment of the site including repurposing of a 1900s church building, removal of a 1960s addition and the former retail building and addition of a new 224 unit multifamily residential apartment building along with ample green space and covered parking.
2. **Application 222-26 – Richard W. Redniss (22 1<sup>st</sup> Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change –** Applicant is proposing to amend Section 6 (Design Standards for Publicly Accessible Amenity Space) to include an option for alternate means of compliance, including a fee-in-lieu of onsite PAAS.
3. **Application 222-27 – Walton Place LLC & 80 Prospect Street Partners LLC, 0 Walton Place (002-6688 & 002-6689) & 80 Prospect Street (004-1560, Stamford, CT., – Map**

**Change** – Applicant is proposing a rezoning from the present R-H & C-L zoning districts to the RH-D zoning district.

**REGULAR MEETING**

**Start Time**

**7:20pm**

1. Approval of Minutes: **July 25, 2022**

**PENDING APPLICATIONS**

**Start Time**

**7:30pm**

1. Application **222-13** - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change.
2. Application **222-14** - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT – Map Change.
3. Application **222-25** – Walton Place LLC & 80 Prospect Street Partners LLC, 0 Walton Place (002-6688 & 002-6689) & 80 Prospect Street (004-1560, Stamford, CT., – Site & Architectural Plans and/or Requested Uses and a Special Permit.
4. Application **222-26** – Richard W. Redniss (22 1<sup>st</sup> Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change.
5. Applications **222-27** – Walton Place LLC & 80 Prospect Street Partners LLC, 0 Walton Place (002-6688 & 002-6689) & 80 Prospect Street (004-1560, Stamford, CT., – Map Change.
6. **CSPR 1125- Zero Ocean Drive West, LLC, 0 & 367 Ocean Drive West, Stamford, CT -** Applicant is proposing to demolish existing dwelling and construct a new dwelling, driveway, pool, patios along with associated site and drainage improvements. Property is located within the CAM boundary.
7. **CSPR 1137 - Paul Breunich, 106 Carter Drive, Stamford, CT** – Proposing to reconstruct former cottage to conform with the FEMA minimum standards and the Stamford Zoning Regulations – Section 15 – Flood Prone Area regulations. Property is located within the CAM boundary.
8. **CSPR 1139– Martin and Anna Waters, 81 Dolphin Cove Quay, Stamford, CT** - Proposing to replace existing stone patio and covered deck with new slightly enlarged stone patio and covered deck. Property is located within the CAM boundary.
9. **CSPR 1143 – John & Janet Harper, 96 Saddle Rock Road, Stamford, CT** – Proposing to construct a roof over an existing deck. Property is located within the CAM boundary.

10. **CSPR 1149 – Harris Firestone, 219 Dolphin Cove Quay, Stamford, CT** – Proposing to construct a timber landing on four concrete filled sonotube footings; install an aluminum ramp, timber floating docks and three timber float anchor pilings for private seasonal boat dock. Property is located with the CAM boundary.
11. **CSPR 1150 – Vinay Pande, 46 Cook Road, Stamford, CT** – Proposing to convert existing covered porch in rear yard to habitable space. Remove existing roof over finished second story and add a full story with half story above. Property is located within the CAM boundary.
12. **CSPR 1152 – Robert Luton, 23 Ralsey Road South, Stamford, CT** – Proposing to construct a roof over a portion of an existing porch. Property is located within the CAM boundary.
13. **CSPR 1154 – 32 FCR LLC, 32 Flying Cloud Road, Stamford, CT** – The Applicant proposes to remove the existing dwelling and driveway, construct a new dwelling, patio, utilities, walks along with associated site grading, landscaping and installation of stormwater runoff controls. Property is located within the CAM boundary.
14. **CSPR 1157 – Carousel Balloons LLC & Raymond P. Zodda, 1226 East Main Street, Stamford, CT** – Proposing a filling station for propane and other gasses and a fenced in storage area. Property is located within the CAM boundary.
15. **CSPR 1147 – Alessandro Marchetti, 85 Downs Avenue, Stamford, CT** – Proposing to add shed dormers, bedrooms and one bathroom to existing attic. Property is located with the CAM boundary.

### **ADMINISTRATIVE REVIEW**

**Start Time**  
**8:30pm**

1. **6 Ravenglass Drive, Unit 13 (Windermere on the Lake)** – Review of modification of the location of the principal building and attached garage per Condition #4 of Zoning Board 206-20.

### **UPDATES & DISCUSSIONS**

**Start Time**  
**8:45pm**

1. **Waterfront Magee Ave – 205 Magee Avenue** – Status update on the Boat Yard storage facility.
2. Guidelines for reviewing petitions appealing Zoning Board decisions to the Board of Representatives.

### **ADJOURNMENT**

Zagenda 09122022