

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, NOVEMBER 21, 2022, AT 6:30 PM EDT THROUGH A WEB AND PHONE MEETING

The Zoning Board Meeting on November 21, 2022, 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_CIH-I2NESfybxs_11UcDbq

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: +16469313860,,88222383097#,,,,*585583# or +16465588656,,88222383097#,,,,*585583#

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

US: +1 646 931 3860 or +1 646 558 8656 or +1 312 626 6799 or +1 301 715 8592 or +1 309 205 3325 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 9128 or +1 689 278 1000 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623

Webinar ID: 882 2238 3097

Password: 585583

International numbers available:

<https://us02web.zoom.us/join/ODgyMjIzODMwOTc.qwq127X3inlt60td7P5r57rXvvoK9imn>

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.*
- *Please do not send messages addressed to 'Everyone' in the Q&A because it is distracting for all attendees.*

- Any applicant/public speaker wishing to speak shall send a Q&A 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 and address 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*

NEW BUSINESS

Start Time

6:30pm

1. Election of Zoning Board Chair and Zoning Board Secretary.

PUBLIC HEARING CONTINUED FROM OCTOBER 31, 2022.

Start Time

6:40pm

1. **Application 222-23 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Map Change:** Applicant is proposing to rezone 68 Seaview Avenue from the present R-5 (Multiple Family Medium Density Design District) to proposed RM-1 (Multiple Family, Low Density Design District).
2. **Application 222-24 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:** Applicant is proposing to convert the main building, a mostly vacant office building into a predominantly residential multifamily development containing (52) residential units, office space on the second floor and on-site parking. The Marina will be unchanged and continue operations and the boardwalk located on the east of the property will continue to be open for public access.

PUBLIC HEARING

Start Time

7:25pm

1. **Application 222-33 – Deras LLC, 60 Strawberry Hill Avenue, Unit L 1, Stamford, CT 06902 –Special Permit –** Applicant is requesting a Special Permit for the ‘Professional Office’ use to bring the existing medical office into conformity and continue to operate under a new physician.

Start Time

7:55pm

1. **Application 222-31- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** - The Proposed text changes are intended to

rationalize certain uses permitted by Zoning as well as make a technical correction to Section 12.K. – Street Tree Planting Requirement.

REGULAR MEETING

Start Time

8:25pm

1. Approval of Minutes: **October 31, 2022**

PENDING APPLICATIONS

Start Time

8:30pm

1. **CSPR 1160 – Quesited Consulting LLC (Katie Wagner), 68 Saddle Rock Road, Stamford, CT** – Proposing replacement of existing generator with a new 60KW generator at the same location with increase in the height of the pad by approximately 3'. Property is located within the CAM boundary.
2. **CSPR 1159 – Susan Fixary – (Scott Design), 6 Gypsy Moth Landing, Stamford, CT** – Proposing to flood proof dwelling. Property is located within the CAM boundary.
3. **CSPR 1131 – David Miller, 76 Wallacks Drive, Stamford, CT** -Proposing to construct a 2-story attached garage and studio addition, site wall and parking court expansion. Property is located within the CAM boundary.
4. **Application 222-23 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Map Change.**
5. **Application 222-24 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review.**
6. **Application 222-33 – Deras LLC, 60 Strawberry Hill Avenue, Unit L 1, Stamford, CT 06902 –Special Permit.**
7. **Application 222-31- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.**

ADMINISTRATIVE ITEMS

Start Time

9:15pm

1. **Application 220-21 – 492 Glenbrook Road LLC, 492 Glenbrook Road (aka 492-494 Glenbrook Road), Stamford, CT., Site and Architectural Plans and/or Requested Uses and a Special Permit. (Request for modification of the floor height requirement for Ground Floor Residential unit per Section 4.B.7.d(2)(p).**

UPDATES & DISCUSSIONS

Start Time
9:45pm

1. **Waterfront Magee Ave – 205 Magee Ave** – Status update on the Boat Yard storage facility.
2. **State Commuter Parking Garage Utilization**– Discussion on the October report.

ADJOURNMENT

Zagenda 11212022 - Revised