

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, DECEMBER 5, 2022, AT 6:30 PM EDT **THROUGH A WEB AND PHONE MEETING**

The Zoning Board Meeting on December 5, 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_Kmej8oRxRVCCZfO3GohmXw

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,,88122430279#,,,,*653649# or +16465588656,,88122430279#,,,,*653649#

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

US: +1 646 931 3860 or +1 646 558 8656 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 301 715 8592 or +1 669 444 9171 or +1 669 900 9128 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000

Webinar ID: 881 2243 0279

Password: 653649

International numbers available:

https://us02web.zoom.us/join?m=ODgxMjI0MzAyNzk.A_442YCHJnf6NO9RURbS-25PoPnpqoAT

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*

PUBLIC HEARING

Start Time

6:30pm

1. **Application 222-34 - City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** - Proposing a Text Amendment to add a new Section 19.H for Administrative Approvals and to move the standards for Swim and Tennis Clubs from Section 19.C (Special Permits) to Section 5.E (Use Regulations).

Start Time

7:10pm

2. **Application 221-24– Old Town Square LLC, 160 Atlantic Street, Stamford, CT.,- Site and Architectural Plans and/or Requested Uses and Special Permit-** Applicant is proposing to maintain the existing building (formerly used as a bank) and add 9 additional stories for an 11 story hotel containing 82 rooms and 10 suites with a ground floor restaurant, banquet/meeting rooms and a roof-top patio.

REGULAR MEETING

Start Time

7:50pm

1. Approval of Minutes: **November 21, 2022**

PENDING APPLICATIONS

Start Time

8:00pm

1. **CSPR 1151 – Operation MLC, LLC, 280 Ocean Drive East, Stamford, CT –** Proposing to construct a new single family dwelling, pool, cabana, driveway, landscaping, utilities, sewer, drainage and steps down to the tidal area. Property is located within the CAM boundary.
2. **Application 222-34 -City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.**

3. Application 221-24 - Old Town Square LLC, 160 Atlantic Street, Stamford, CT,- Site and Architectural Plans and/or Requested Uses and Special Permit

ADMINISTRATIVE ITEMS

Start Time

8:25pm

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).
2. Application 213-31 – Seaside Real Estate Group, LLC, 108 Seaside Avenue, Site & Architectural Plans and/or Requested Uses, Special Exception and Coastal Site Plan Review, proposes to construct a 17 residential unit, 11,459 s.f. development located on properties known as 108, 114, 116 and 118 Seaside Avenue in an R-5 zone covering approximately 0.785 acres. Proposed demo of two existing buildings and construction of 4 new buildings with site and landscaping improvements **(Request to remove Condition #18 which requires an owner occupancy level of at least 70% for the condominium).**

UPDATES & DISCUSSIONS

Start Time

8:50pm

1. Commuter parking at 650 Atlantic Street – Update on signage.
2. Coastal Site Plan Review Procedure Discussion regarding simplification of approval process.

ADJOURNMENT

Zagenda 12052022 -2nd Revision