

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

*The Zoning Board Meeting on December 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:*

[https://us02web.zoom.us/webinar/register/WN\\_Kmej8oRxRVCCZfO3GohmXw](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](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](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).*
- *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 CONTINUED FROM NOVEMBER 21, 2022.**

**Start Time**

**6:30pm**

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 CONTINUED FROM DECEMBER 6, 2022.**

**Start Time**

**7:20pm**

1. **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.

**PUBLIC HEARING**

**Start Time**

**7:50pm**

1. **Application 222-35- Richard W. Redniss (22 1<sup>st</sup> Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change** – Proposing to Amend Section 4.B.1e (RA-3, RA-2, RA-1 Single Family Districts, Very Low Density) and 4.B.2.d (R-20, R-10, R-7 ½ Single

Family District, Low Density) regulations to allow front yard setbacks to be 50% of the requirement when new lots created by a subdivision are impacted by a FEMA Flood zone and/or inland wetlands.

**Start Time**  
**8:20pm**

2. **Application 222-38- Fairfield County Hospice House Inc. c/o Richard Redniss –Redniss & Mead, 22 First Street, Stamford, CT, - Text Change, -** Proposing to Amend Section 5, Subsection 5-E to add definition for “Residence for End of Life Care”. To Amend Section 4.B.1.b Permitted Uses As-of-Right and to Amend Table 1 to add the use “Residence for End of Life Care as of right (X in RA-1)”.

**REGULAR MEETING**  
**PENDING APPLICATIONS**

**Start Time**  
**8:50pm**

1. Application 222-23 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Map Change.
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.
3. Application 221-24– Old Town Square LLC, 160 Atlantic Street, Stamford, CT., - Site and Architectural Plans and/or Requested Uses and Special Permit.
4. Application 222-35- Richard W. Redniss (22 1<sup>st</sup> Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change.
5. Application 222-38- Fairfield County Hospice House Inc. c/o Richard Redniss –Redniss & Mead, 22 First Street, Stamford, CT, - Text Change.

**UPDATES & DISCUSSIONS**

**Start Time**  
**9:15pm**

1. **Commuter parking at 650 Atlantic Street** – Update on signage.

**ADJOURNMENT**

Zagenda 12122022