

- 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 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 1st 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 1st 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