

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, FEBRUARY 6, 2023, AT 6:30 PM ET THROUGH A WEB AND PHONE MEETING

The Zoning Board Meeting on February 6, 2023, 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_5tTshNgCShqSWi-eq4xwew

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,,83344507621#,,,,*768265# or +16465588656,,83344507621#,,,,*768265#

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 +1 305 224 1968 or +1 309 205 3325 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 or +1 669 444 9171 or +1 669 900 9128 or +1 689 278 1000

Webinar ID: 833 4450 7621

Password: 768265

International numbers available:

<https://us02web.zoom.us/join?m=ODMzNDQ1MDc2MjE.Fc6ypWOneUK6BUs0u3FzJjv-ebFY2RAC>

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 CONTINUED FROM JANUARY 9, 2023.

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

Start Time

7:15pm

1. **Application 222-32 –CP VIII 100 Clinton, LLC, 0,100,102 Clinton Avenue, 29, 31, 37, 41 Division Street, and Parcel N-1 (“Block A”) and 75,79,99,101,107,113 Clinton Avenue and 0,1,4,6,10,17,19,25 Division Street (“Block B’) (collectively, the “Property”). Applications for General Development Plan, Site and Architectural Plans and/or Requested Uses, Coastal Site Plan Review and a Special Permit** - Proposing to construct two residential buildings totaling 471 units with 453± total parking spaces and associated amenities, landscaping, drainage, utility infrastructure and a Special Permit pursuant to Section 12.A.3 to allow the following:
 - 1) A two (2) way ramp-width within the Block A parking levels of 22’; without a 2’ center divider or 1’ curb on either side; and

2) A two (2) way ramp-width within the Block B parking levels of 20.4' without a 2' center divider or 1' curb on either side). The property is located within the CAM boundary.

REGULAR MEETING

Start Time

8:00pm

1. Approval of Minutes: **January 23, 2023**

PENDING APPLICATIONS

Start Time

8:10pm

1. **CSPR 1165 – One Elmcroft Stamford LLC, 126 Elmcroft Road (Parcel 000-7963), Stamford, CT** – Proposing to remove an existing 9,500±sf enclosed atrium, asphalt walkways, and a concrete patio. In place of the existing atrium to be removed, applicant is proposing to construct a new, one story 8,900±sf space attached to the existing 6-story office building, an associated patio area, and other related landscaping and site work. Property is located within the CAM boundary.
2. **Application 222-23 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Map Change.**
3. **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.**
4. **Application 222-32 – CP VIII 100 Clinton, LLC, 0,100,102 Clinton Avenue, 29, 31, 37, 41 Division Street, and Parcel N-1 (“Block A”) and 75,79,99,101,107,113 Clinton Avenue and 0,1,4,6,10,17,19,25 Division Street (“Block B’)** (collectively, the “Property”). **Applications for General Development Plan, Site and Architectural Plans and/or Requested Uses and a Coastal Site Plan Review.**

UPDATES & DISCUSSIONS

Start Time

8:30pm

1. **Commuter Parking at 650 Atlantic Street** – Review the required BLT free parking signs.

ADJOURNMENT

Zagenda 02062023