

Revised March 9, 2023

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND A REGULAR
MEETING ON MONDAY, MARCH 13, 2023,
AT 6:30 PM ET THROUGH A WEB AND
PHONE MEETING**

The Zoning Board Meeting on March 13, 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_inhKBLbMTNiOQXCwqvOVFw

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: +13092053325,,83968220806#,,,,*852340# or +13126266799,,83968220806#,,,,*852340#

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

US: +1 309 205 3325 or +1 312 626 6799 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 305 224 1968 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 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 839 6822 0806

Password: 852340

International numbers available:

<https://us02web.zoom.us/join?m=ODM5NjgyMjA4MDY.zilpYEzg7S9R2Uu2QXd5ZoHj7nIozz9m>

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*

UPDATES & DISCUSSIONS

Start Time

- 6:30pm**
1. Presentation by Pete Harrison of DesegregateCT on the Work Live Ride legislative proposal at the State level.

PUBLIC HEARING CONTINUED FROM FEBRUARY 6, 2023

Start Time

- 7:00pm**
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.

NOTE: Applicant shall provide an update on project review. The public hearing for 222-23 & 222-24 will be continued to the March 27, 2023 public hearing.

PUBLIC HEARING CONTINUED FROM FEBRUARY 27, 2023

Start Time

7:45pm

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 modification of the garage ramp on Block A and Block B. The property is located within the CAM boundary.

Start Time

8:15pm

1. **Application 223-01- Continental Family Holdings, LLC & Wings Manager, LLC, 50 Barry Place, Stamford, CT - Site & Architectural Plans and/or Requested Uses and a Special Permit –** Proposing to build a 35,500±sf structure on parcel B that will house an indoor ice rink. Wings Managers, LLC plans to operate youth ice hockey and youth figure skating clinics, educational programs, leagues and tournaments at the venue.

REGULAR MEETING

Start Time

8:30pm

1. Approval of Minutes: **February 27, 2023**

PENDING APPLICATIONS

Start Time

8:35pm

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 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.**
4. **Application 223-01- Continental Family Holdings, LLC & Wings Manager, LLC, 50 Barry Place, Stamford, CT - Site & Architectural Plans and/or Requested Uses and a Special Permit**

ADMINISTRATIVE REVIEW

Start Time

9:00pm

1. **Nine 80 Hope Again LLC, 980 Hope Street & 0 Northhill Street, Stamford, CT** – The applicant seeks to rehabilitate the property for a use as a mixed-use development by constructing an addition behind the existing building for 8 studio apartments. Also a portion of the existing building will be converted to one studio apartment for a total of 9 studio apartments. The remainder of the existing building will continue to be available to commercial tenants *(requesting an extension of time)*.

UPDATES & DISCUSSIONS

Start Time

9:10pm

1. **Waterfront Magee Ave – 205 Magee Ave** – Status update on the Boat Yard storage facility.

ADJOURNMENT

Zagenda 03132023 -Revised