

- 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*

REGULAR MEETING

Start Time

- 6:30pm** 1. **City of Stamford v. Ten Rugby Street:** Discussion re: pending litigation and possible settlement.

PUBLIC HEARING CONTINUED FROM FEBRUARY 27, 2023.

Start Time

- 7:00pm** 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 a 11 story hotel containing 82 rooms and 10 suites with a ground floor restaurant, banquet/meeting rooms and a roof-top patio.

NOTE: Application 221-24 will be continued to the April 3, 2023 public hearing.

PUBLIC HEARING CONTINUED FROM MARCH 13, 2023.

Start Time

- 7:10pm** 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
7:40pm

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
8:30pm

1. **Application 222-37- TR Broad II, LLC and 122-124 Broad Street, LLC, 122-124 Broad Street, 136 Broad Street and 0 Broad Street, Stamford, CT – Amended Application for a Special Permit** – Applicant is proposing to construct a residential apartment building to contain 198 dwelling units, on-site parking, residential amenities and 5,680 sf of street level retail.

NOTE: Application 222-37 will be opened and continued to the April 3, 2023 public hearing.

Start Time
8:40pm

1. **Application 223-05- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change,** - Proposing to Amend the building height definitions in the Stamford Zoning Regulations. The proposed change would combine different building height regulations in one place in the regulations and make some minor updates and clarifications.

Start Time
9:10pm

2. **Application 223-06- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change,** - Proposing to Amend Section 3.B. Defined Terms by adding and clarifying definitions.

Start Time

9:40pm

3. **Application 223-07- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change, -** Proposing to Amend Section 1 of the Zoning Regulations by moving all general provisions – i.e. provisions that apply to all districts or that define general powers of the Land Use Boards and the Zoning Enforcement Officer to Section 1 of the regulations. Currently, they are distributed across various sections of the regulations. This would simplify use of the regulations and make the regulations more accessible to the general public.

Start Time

10:10pm

4. **Application 223-08- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change, -** Proposing to Amend the Usable Open Space and Indoor Amenity Space.

REGULAR MEETING

Start Time

10:40pm

1. Approval of Minutes: **March 13, 2023**

PENDING APPLICATIONS

Start Time

10:50pm

1. **CSPR 1164 – Matthew and Meaghan Osowiecki, 39 Sea Beach Drive, Stamford, CT** – Proposing the construction of a new attached garage and renovation to existing dwelling along with associated site improvements. Property is located within the CAM boundary.
2. **CSPR 1166 – DPS Consulting LLC on behalf of Ahamed Mafij, 110 Euclid Avenue, Stamford, CT** – Proposing the legal connection of existing staircase from 1st floor to basement of owner occupied dwelling. Property is located within the CAM boundary.
3. **Application 221-24– Old Town Square LLC, 160 Atlantic Street, Stamford, CT- Site and Architectural Plans and/or Requested Uses and Special Permit.**

NOTE: Application 221-24 will be continued to the April 3, 2023 public hearing.

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, Coastal Site Plan Review and a Special Permit.**
5. **Application 222-23 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Map Change.**

6. 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.
7. Application 222-37- TR Broad II, LLC and 122-124 Broad Street, LLC, 122-124 Broad Street, 136 Broad Street and 0 Broad Street, Stamford, CT – Amended Application for a Special Permit

NOTE: Application 222-37 will be opened and continued to the April 3, 2023 public hearing.

8. Application 223-05- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change.
9. Application 223-06- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change.
10. Application 223-07- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change.
11. Application 223-08- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT - Text Change.

ADMINISTRATIVE REVIEW

Start Time
11:20pm

1. Application 213-44 – Rich Cappelli Associates, LLC & Louis R. Cappelli Family LTD. Partnership II, - Special Exception, Site & Architectural Review and Coastal Site Plan Review, -**Requesting an extension of time pertaining to condition #5 fee-in-lieu.**
2. Application 218-19 – FDAP 873 Lennar Multifamily Communities, LLC,, 885 Washington Boulevard (currently known as 873 Washington Boulevard), Site and Architectural Plans and/or Requested Uses, Special Exception and Coastal Site Plan Review, - **Requesting an extension of time pertaining to condition #6 fee-in-lieu.**

UPDATES & DISCUSSIONS

Start Time
11:40pm

- 1: Charter Communications – Discussion of Greenway and Pedestrian Bridge

ADJOURNMENT

Zagenda 03272023