

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, JANUARY 22, 2024, AT 6:30 PM ET THROUGH A WEB AND PHONE MEETING

The Zoning Board Meeting on January 22, 2024, 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_d0ORtwFLTzOp2O0uDZxw1g

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: +16465588656,,85062698810#,,,,*357302# or +16469313860,,85062698810#,,,,*357302#

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

US: +1 646 558 8656 or +1 646 931 3860 or +1 309 205 3325 or +1 312 626 6799 or +1 301 715 8592 or +1 305 224 1968 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: 850 6269 8810

Password: 357302

International numbers available:

<https://us02web.zoom.us/join/985062698810?pwd=ODUwNjI2OTg4MTA.9bg0VDtWu1LmBuX3NJunZasJGBeXohKi>

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*

REGULAR MEETING

UPDATES & DISCUSSIONS

Start Time

6:30pm

1. **Presentation by Benjamin Barnes, Director of Administration, City of Stamford** – Fiscal Impacts of Development.

PENDING APPLICATIONS

Start Time

7:00pm

1. **Application 223-43 -375 Fairfield Avenue Associates, 375 Fairfield Ave, Stamford CT – Site and Architectural Plans and/or Requested Uses, Special Permit.**

PUBLIC HEARING

Start Time

7:30pm

1. **Application 222-32 –(MOD) -CP VIII 100 Clinton, LLC, 100 & 101 Clinton Avenue, Stamford, CT- Special Permit–** Applicant is seeking a Special Permit approval pursuant to Section 7.4.D.3 of the Stamford Zoning Regulations to make a \$12,953,280.00 contribution to the Stamford Affordable Housing Trust Fund in lieu of providing onsite Below Market Rate apartments.

REGULAR MEETING

Start Time

8:15pm

1. Approval of Minutes: **January 8, 2024**

PENDING APPLICATIONS

Start Time
8:25pm

1. **CSPR 1185 – Jeff Sibilio, 29 Waterbury Avenue, Stamford, CT** -Applicant is proposing the construction of a second and third floor to the existing single- family dwelling. Property is located within the CAM boundary.
2. **CSPR-1186 - Mill River Collaborative, Mill River Park, corner of West Main Street and Tresser Blvd.** - In accordance with the Mill River Park Masterplan, applicant is proposing to remove the existing playground equipment and replace it with new equipment along with a new splash pad and restrooms. Property is located within the CAM boundary.
3. **Application 222-32 –(MOD) -CP VIII 100 Clinton, LLC, 100 & 101 Clinton Avenue, Stamford, CT- Special Permit.**

ADMINISTRATIVE REVIEW

Start Time
9:00pm

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- (***Requesting an extension of Time***).
2. **Application 221 -29 -South End Pacific LLC (Contract Purchaser), 648, 670, 686 & 690 Pacific Street and 171 Henry Street, Stamford, CT -Coastal Site Plan Review, Site & Architectural Plans and/or Requested Uses and a Special Permit:** Applicant is proposing a redevelopment that will include (a) preserving and repurposing the historic firehouse with a mix of retail, commercial and/or residential uses; (b) preserving and maintaining the existing 2 family home at 171 Henry Street; (c) preserving and maintaining the existing Tabernacle of Grace Church; and (d) creating a new six story residential building with retail, covered parking and 61 new apartments (***Requesting an extension of time***).

ADJOURNMENT

Zagenda 01222024 - Revised

NOTE: All items on this Agenda are noticed for decision and possible action.