

Revised March 22, 2024

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, MARCH 25, 2024, AT 6:30 PM ET THROUGH A WEB AND PHONE MEETING

The Zoning Board Meeting on March 25, 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_zr-la97lSr-mi_95jRVjg

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: +13052241968,,85483128233#,,,,*875775# or +13092053325,,85483128233#,,,,*875775#

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

US: +1 305 224 1968 or +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 +1 360 209 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: 854 8312 8233

Password: 875775

International numbers available:

<https://us02web.zoom.us/join?m=ODU0ODMxMjgyMzM.kPBlM41Fm30Kp2w-OTcmppTkg0hN9Al>

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 using the web wishing to speak should raise their hands using their 'raise your hand' button.
- 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*

PENDING LITIGATION

Start Time

6:30pm

1. Discussion regarding pending litigation in the matter of Bucaj v. City of Stamford (Application 220-22 - NGUYEN REALTY LLC, 302-312 Shippan Avenue, Stamford, CT – Site and Architectural Plans and/or Requested Uses and a Special Permit). Possible action to approve settlement.

PUBLIC HEARING CONTINUED FROM MARCH 4, 2024

Start Time

6:40pm

1. **Application 223-39 -KCI Summer, LLC, 1911 Summer Street, Stamford, CT - Text Change** – Applicant is proposing amendments to Section 7.3 of the Zoning Regulations to facilitate the construction of residential uses located on corner lots, to grant the Zoning Board the authority to reduce setbacks applicable to on-site parking areas and to reduce the Usable Open Space standard.
2. **Application 223-40 -KCI Summer, LLC, 1911 Summer Street, Stamford, CT – Site and Architectural Plans and/or Requested Uses, Special Permit and an application for approval for addition to the Stamford Cultural Resources Inventory (CRI)** – Applicant is proposing the renovation of a historic house and constructing 4 new townhouses attached to the rear along with landscaping an on-site parking.

PUBLIC HEARING

Start Time
7:10pm

1. **Application 223-45 – AYR Wellness Inc, 417 Shippan Avenue, -Special Permit**, Applicant is seeking approval to operate a hybrid cannabis retail facility servicing both medical patients and adult-use consumers. Property is located within the C-N and M-G Zones.

Please note that the hearing for Application 223-45 – AYR Wellness Inc, 417 Shippan Avenue, -Special Permit will be opened and then continued to a future date to be announced at the meeting. There will be no testimony from the Applicant or the public at the meeting on March 25, 2024.

REGULAR MEETING

Start Time
8:00pm

1. Approval of Minutes: **March 4, 2024**

PENDING APPLICATIONS

Start Time
8:10pm

1. **CSPR-1187 – Howard Novick, 190 Davenport Drive, Stamford, CT -** Applicant is proposing repairs to the seawall. Property is located within the CAM boundary.
2. **Application 223-39 -KCI Summer, LLC, 1911 Summer Street, Stamford, CT - Text Change.**
3. **Application 223-40 -KCI Summer, LLC, 1911 Summer Street, Stamford, CT – Site and Architectural Plans and/or Requested Uses, Special Permit and an application for approval for addition to the Stamford Cultural Resources Inventory (CRI).**
4. **Application 223-45 – AYR Wellness Inc, 417 Shippan Avenue, -Special Permit.**

ADMINISTRATIVE REVIEW

Start Time
8:40pm

1. **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 (***Requesting Extension of Time***).

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** The Applicants propose demolishing the existing building and redeveloping the property with a mixed-use building containing 414 apartments and 19,333 sf of ground floor retail space as well as site and infrastructure ***(Requesting an extension of time pertaining to condition #6 fee-in-lieu).***

3. **Application 213-44 – Rich Cappelli Associates, LLC & Louis R. Cappelli Family LTD. Partnership II, Special Exception, Site & Architectural Review and Coastal Site Plan Review**, large scale development for 650 residential units and associated site improvements in two towers at the corner of Tresser and Atlantic Streets, acquisition and historic preservation of the Post Office at 421 Atlantic Street, over 41,000 sf of ground floor retail space and two parking garages in a CC-N district. Special Exceptions requested include large scale development, increased density, conversion of commercial FAR into dwelling units, historic preservation premium, parking at 1:1 ratio, reduced rear yard, partial waiver of open space and fee-in-lieu for BMR. Simultaneous application with St. John’s Parcel to authorize transfer of 240 residential units and parking ***(Requesting an extension of time pertaining to condition #5 fee-in-lieu).***

ADJOURNMENT

Zagenda 03252024

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