

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, APRIL 8, 2024, AT 6:30 PM ET THROUGH A WEB AND PHONE MEETING

*The Zoning Board Meeting on April 8, 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\\_-hMb3RKQSmGVAHnSP7v9xg](https://us02web.zoom.us/webinar/register/WN_-hMb3RKQSmGVAHnSP7v9xg)

*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,,88472088417#,,,,\*157175# or +16465588656,,88472088417#,,,,\*157175#

Dial or 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 +1 346 248 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 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782

Webinar ID: 884 7208 8417

Password: 157175

International numbers available:

<https://us02web.zoom.us/join?m=ODg0NzIwODg0MTc.ifEF8W4kvgPGjMc4BTKn0PBCWABe32DW>

*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](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](mailto: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\*\***

**PUBLIC HEARING CONTINUED FROM MARCH 25, 2024**

**Start Time**

**6:30pm**

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.

**REGULAR MEETING**

**Start Time**

**8:30pm**

1. Approval of Minutes: **March 25, 2024**

**PENDING APPLICATIONS**

**Start Time**

**8:35pm**

1. **CSPR 1172 – Michael Orgera c/o Stamford Troy Softball Inc., 1125 Cove Road Stamford, CT** – Requesting to add two bathrooms to existing City of Stamford building located at Troy Softball Fields (behind Terry Connors Ice Rink). Property is located within the CAM boundary.
2. **CSPR-1189 – Joseph Tripuzzi, 16 Kenilworth Drive West, Stamford, CT** -Applicant is proposing a small addition to the existing structure. Property is located within the CAM boundary.
3. **CSPR-1190 – Yolanda Vilchez, 39 Auldwood Road, Stamford, CT** - Applicant is proposing a small addition to the existing structure along with interior alternations. Property is located within the CAM boundary.
4. **Application 223-45 – AYR Wellness Inc, 417 Shippan Avenue, -Special Permit.**

## **ADMINISTRATIVE REVIEW**

**Start Time**  
**9:15pm**

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***).
2. **Application 223-43 -375 Fairfield Avenue Associates, 375 Fairfield Ave, Stamford CT – Site and Architectural Plans and/or Requested Uses, Special Permit –** Applicant is proposing to construct two (2) new warehouse/flex industrial/commercial buildings on the property. Proposed Building A will be (3) stories and approximately 54,156±. Proposed Building B will be (1) story and will be approximately 39,980±. The property is located within the M-G (General Industrial) zoning district (***Administrative review of the revised landscaping plan per condition # 2.***)

## **ADJOURNMENT**

Zagenda 04082024

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