

**05/15/2024-REVISED**

**THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, MAY 20, 2024, AT 6:30 PM ET THROUGH A WEB AND PHONE MEETING**

**The Zoning Board Meeting on May 20, 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\\_Da7j1LDDTumfoyU3nCSGNA](https://us02web.zoom.us/webinar/register/WN_Da7j1LDDTumfoyU3nCSGNA)

**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,,89276051657#,,,,\*545923# or +16465588656,,89276051657#,,,,\*545923#

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 +1 719 359 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: 892 7605 1657

Password: 545923

International numbers available:

<https://us02web.zoom.us/join?m=ODkyNzYwNTE2NTc.m-HJS3o05ZrjRBtjO-TCTlVnGzyozkka>

*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\*\***

**UPDATES AND DISCUSSIONS**

**Start Time**

- 6:30pm**
1. Presentation on Vision Zero Action Planning process by City of Stamford's Traffic and Transportation Bureau.

**PUBLIC HEARING CONTINUED FROM MAY 6, 2024**

**Start Time**

- 7:15pm**
1. **Application 224-06- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** The Application proposes a change to the Stamford Zoning Regulations intended to increase the supply of housing for seniors and people with disabilities. In addition, the proposed change would allow senior and disabled day services and would update and streamline regulations.

**Start Time**

- 7:35pm**
2. **Application 224-16 – Nautilus Botanicals EJVI LLC and 1308 East Main Street, 1308 East Main Street, Stamford, CT –Special Permit & Coastal Site Plan Review-**, 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 Zone.

## **PUBLIC HEARING**

### **Start Time**

- 8:35pm**
1. **Application 223-38 -800 Long Ridge Road LLC, 800 Long Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses and Special Permit** - Applicant is proposing a redevelopment consisting of 354 apartments and approximately 9,394 square feet of commercial space along with associated landscaping and site improvements.

**Note: The public hearing for this item will be continued to the June 10 Zoning Board meeting.**

### **Start Time**

- 8:40pm**
2. **Application 224-07- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** The Application proposes to bring the ongoing reorganization of the Zoning Regulations to a conclusion by consolidating and re-ordering Zoning Sections. Cross-references across sections will be updated with the new Section numbers, placeholders will be added for districts without standalone sections and the table of contents will be updated to reflect these changes.

**Note: The public hearing for this item will be continued to the June 10 Zoning Board meeting.**

## **REGULAR MEETING**

### **Start Time**

- 9:15pm**
1. Approval of Minutes: **May 6, 2024 and May 9, 2024.**

## **PENDING APPLICATIONS**

### **Start Time**

- 9:20pm**
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 1192 – Byron Yanes, 20 Chesterfield Road, Stamford, CT** -Proposing a two story car attached garage, small addition, and interior renovations. Property is located within the CAM boundary.
  3. **CSPR 1195 – Alexander Harris, 40 Ocean Drive East, Stamford, CT** – Proposing a partial 2.5 story addition and a 2<sup>nd</sup> floor addition over the existing footprint. Property is located in the CAM boundary.
  4. **Application 224-07- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.**

5. Application 223-38 -800 Long Ridge Road LLC, 800 Long Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses and Special Permit.
6. Application 224-06- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change
7. Application 224-16 – Nautilus Botanicals EJVI LLC and 1308 East Main Street, 1308 East Main Street, Stamford, CT –Special Permit & Coastal Site Plan Review.
8. Application 223-46 – BUDR Cannabis, 389 West Main Street, Stamford, CT -Special Permit

### **ADMINISTRATIVE REVIEW**

1. **Application 222-37- TR Broad II, LLC and 122-124 Broad Street, LLC, 122-124 Broad Street, 128-134 and 136 Broad Street, Stamford, CT – Amended Application for a Special Permit** – Applicant is proposing to Amend the Special Permit application to reduce the number of compact parking spaces from nineteen (19) to eleven (11) and to eliminate the request for 37 parking spaces in the Bedford Street garage by using tandem and valet parking on-site. ***(Requesting an extension of time).***
2. **Application 223-12- Landmark Square 1-6 LLC, 0 Atlantic Street, 3 Atlantic Street, 2 Broad Street, 4 Broad Street, 5 Broad Street & 101 Broad Street, Stamford, CT - Site & Architectural Plans and/or Requested Uses and a Special Permit** – Proposing the redevelopment of Landmark Square Building 3 including demolition of the existing 134,000 sf office building and replacement with 400 apartments, 420 parking spaces, residential amenities and 5,200 sf of retail space. ***(Requesting an extension of time).***
3. **Application 224-13 – City of Stamford Zoning Board** – Proposed changes to the BMR regulations -refile revised application.

### **ADJOURNMENT**

Zagenda 05202024

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