

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

***The Zoning Board Meeting on July 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\\_rkadDw\\_aShiFurlyDvT0AQ](https://us02web.zoom.us/webinar/register/WN_rkadDw_aShiFurlyDvT0AQ)

***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,,83340210941#,,,,\*182781# or +13092053325,,83340210941#,,,,\*182781#

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 +1 346 248 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: 833 4021 0941

Password: 182781

International numbers available:

[https://us02web.zoom.us/join?m=ODMzNDAYMTA5NDE.CQTwyjT\\_5JQCHZVelwH0KmTZXjiAJMph](https://us02web.zoom.us/join?m=ODMzNDAYMTA5NDE.CQTwyjT_5JQCHZVelwH0KmTZXjiAJMph)

*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 JUNE 24, 2024**

**Start Time**  
**6:30pm**

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.

**PUBLIC HEARING CONTINUED FROM JUNE 10, 2024**

**Start Time**  
**7:30pm**

1. **Application 224-08 -Summer Street Equity, LLC, 1600 Summer Street, Stamford, CT -Map Change** –Applicant is proposing to rezone 1600 Summer Street from the current RM-F (Multiple Family Residence Design) & C-L (Limited Business) to proposed C-G (General Commercial)

**PUBLIC HEARING**

1. **Application 224-26- Richard W. Redniss (22-1<sup>st</sup> Corp), c/o 22 First Street, Stamford, CT, - Text Change,** - The purpose of this text change is to limit the intensity of certain C-G uses north of Downtown to help keep higher intensity C-G uses centralized in and around the Downtown while allowing for the modernization and adaptive reuse of other properties in proximity to downtown.

**PUBLIC HEARING CONTINUED FROM JUNE 24, 2024**

**Start Time**

**8:10pm**

2. **Application 223-23 – Joseph J. Capalbo, II, 91 Hope Street, Stamford, CT-Map Change:** Applicant is proposing to rezone 91 Hope Street from the present R-7 ½ (Single Family, Low Density) to proposed RM-1 (Multiple Family, Low Density Design District).
3. **Application 224-04– Joseph J. Capalbo, II, on behalf of RRIT LLC, 91 Hope Street, Stamford, CT-Site and Architectural Plans and/or Requested Uses** - Applicant is proposing to construct 26 new townhouses along with on-site parking and associated landscaping. The existing single family dwelling unit on the site will remain and the existing 6,400 sf structure formerly used as a community center will be demolished.

**PUBLIC HEARING**

**Start Time**

**9:00pm**

2. **Application 224-11- Richard Redniss (22-1st Corp) c/o 22 First Street, Stamford, CT, - Text Change,** River Bend Center, LLC, is seeking to amend the City of Stamford Zoning Regulations to revise portions of the HT-D regulation and create an opportunity to infill new residential development where it helps sustain the maintenance and viability of existing industrial/flex type uses in new or existing buildings.

**Note: The public hearing for this item may be continued to the July 22, 2024 Zoning Board meeting**

**REGULAR MEETING**

**Start Time**

**10:10pm**

1. Approval of Minutes: **June 24, 2024**

**PENDING APPLICATIONS**

**Start Time**

**10:15pm**

1. **CSPR-1191 – Robert Maiorano, 45 Ocean Drive North, Stamford, CT -** Applicant is proposing small additions to the basement, first and second floor of the existing structure. Property is located within the CAM boundary.
2. **CSPR-1193 – Jerry and Paulette Firestone, 199 Dolphin Cove Quay, Stamford, CT -** Applicant is proposing to demolish existing dwelling and driveway, construction of a new dwelling along with grading, landscaping, and the installation of stormwater runoff controls. Property is located within the CAM boundary.

3. **CSPR-1198 – Tamara & David Dyckman, 46 Ocean Drive North, Stamford, CT** - Proposing to demolish the existing dwelling and construct a new dwelling and additional improvements including driveway, walks and patios, walls, landscaping, utilities, and storm drain management. The property is within the CAM boundary.
4. **CSPR-1197 – Aleksandra Moch, 1285 Shippan Avenue, Stamford, CT** - Proposing a new single-family residence, driveway, storm water management system, grading, and tree removal. The property is within the CAM boundary.
5. **Application 223-23 – Joseph J. Capalbo, II, 91 Hope Street, Stamford, CT-Map Change**
6. **Application 224-04– Joseph J. Capalbo, II, on behalf of RRIT LLC, 91 Hope Street, Stamford, CT-Site and Architectural Plans and/or Requested Uses**
7. **Application 224-08 -Summer Street Equity, LLC, 1600 Summer Street, Stamford, CT -Map Change**
8. **Application 224-26- Richard W. Redniss (22-1<sup>st</sup> Corp), c/o 22 First Street, Stamford, CT, - Text Change**
9. **Application 224-11- Richard Redniss (22-1st Corp) c/o 22 First Street, Stamford, CT, - Text Change**

### **ADMINISTRATIVE REVIEW**

**Start Time**

**10:45pm**

### **UPDATES AND DISCUSSIONS**

1. **Application 222-25 – Walton Place LLC & 80 Prospect Partners LLC, 0 Walton Place & 80 Prospect Street, Stamford, CT., - Site & Architectural Plans and/or Requested Uses and a Special Permit** – Proposing the redevelopment of the site including repurposing of a 1900s church building, removal of a 1960s addition and the former retail building and addition of a new 224 unit multifamily residential apartment building along with ample green space and covered parking. ***(Requesting an extension of time)***.

### **ADJOURNMENT**

Zagenda 070824

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