

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A SPECIAL MEETING ON MONDAY, JULY 29, 2024, AT 6:30 PM ET THROUGH A WEB AND PHONE MEETING

The Zoning Board Meeting on July 29, 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_ahLDYIY-RRuTqeALuSwsnA

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,,82215273044#,,,,*560331# or +16469313860,,82215273044#,,,,*560331#

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+1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325
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Webinar ID: 822 1527 3044

Password: 560331

International numbers available:

https://us02web.zoom.us/join/9171773791?pwd=ODIyMTUyNzMwNDQ0eGpBYWp8Cyeix_vCeGnK31_rteazdP7

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*

PUBLIC HEARING CONTINUED FROM JULY 22, 2024

Start Time

6:30pm

1. **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 will be continued to the September 9, 2024 Zoning Board meeting

Start Time

6:35pm

2. **Application 224-10- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change**, The purpose of this text change is to streamline the existing regulations for non-conforming uses, add provisions for non-conforming buildings, structures, and lots, eliminate Special Permit provisions and facilitate the conversion of obsolete structures and uses to viable uses.

Note: The public hearing for this item will be continued to the September 9, 2024 Zoning Board meeting

Start Time

6:40pm

3. **Application 224-14- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change**, The purpose of the proposed regulations is to more tightly regulate Cannabis Retailers and Smoke Shop and Tobacco Stores in order to better protect the public health and welfare in particular of children and adolescents.

Start Time

7:15pm

4. **Application 224-19- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change**, The Application proposes a change to the Stamford Zoning Regulations to adjust the parking requirements for residences according to the findings and recommendations of the Stamford Citywide Parking Study and to address residents' concerns regarding the parking requirements for large dwellings.

REGULAR MEETING

Start Time

8:00pm

1. Approval of Minutes: **July 22, 2024**

PENDING APPLICATIONS

Start Time

8:05pm

1. **CSPR-1200 – Nancy Camp, 37 Soundview Drive, Stamford, CT** - Proposing to extend a three-season porch and add a second floor above the extension. The property is within the CAM boundary.
2. **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**
3. **Application 224-08 -Summer Street Equity, LLC, 1600 Summer Street, Stamford, CT-Map Change**
4. **Application 224-26- Richard W. Redniss (22-1st Corp), c/o 22 First Street, Stamford, CT, - Text Change,**
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 224-14- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change**

8. Application **224-19**- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change
9. Application **224-11**- Richard Redniss (22-1st Corp) c/o 22 First Street, Stamford, CT, - Text Change
10. Application **224-10**- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change

ADMINISTRATIVE REVIEW

1. **Application 222-25 – Walton Place LLC & 80 Prospect Street Partners LLC, 0 Walton Place (002-6688 & 002-6689) & 80 Prospect Street (004-1560, 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. ***(Modification of the proposal to add 20 additional units within the approved floor area).***

ADJOURNMENT

Zagenda 072924

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