

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND A REGULAR MEETING
ON MONDAY, NOVEMBER 18, 2024,
AT 6:30 PM ET THROUGH A WEB AND PHONE
MEETING**

The Zoning Board Meeting on November 18, 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_fcAAiWkIQPukh08k7hPCZw

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:

+13126266799,,82003884273#,,,,*456805# or +16465588656,,82003884273#,,,,*456805#

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

+1 312 626 6799 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 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 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

Webinar ID: 820 0388 4273

Password: 456805

International numbers available:

<https://us02web.zoom.us/join/92003884273?pwd=ODlwMDM4ODQyNzMgHd-TZkCj7F0plwKbK9Mr5EEErOPMXYe>

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.*
- *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*

UPDATES AND DISCUSSIONS

Start Time

6:30 p.m.

1. Discussion regarding pending litigation in the matter of 900 Long Ridge Road Property Owner, LLC v. City of Stamford Zoning Board (Application 223-34 -900 Long Ridge Road Property Owner LLC, 900 Long Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses and a Special Permit). Potential Executive session.

PUBLIC HEARING CONTINUED FROM NOVEMBER 4, 2024

Start Time

7:30pm

1. **Application 224-32 -RMS 74 Broad Street, LLC, 74 Broad Street, Stamford, CT – Site and Architectural Plans and/or Requested Uses and Special Permit -** Applicant is proposing demolition of the existing 123,000 sf retail building and construction of a 7-story residential building with 280 apartments, 5,403+ sf of retail space, and associated amenities.

Start Time

8:00pm

2. **Application 224-24- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change, -** The purpose of this text change is to amend the Below Market Rate Housing regulations in the Stamford Zoning Regulations (Section 7.4.) to increase the supply of affordable units by increasing the affordable housing requirements and other measures.

PUBLIC HEARING

Start Time

8:30pm

1. **Application 224-01 – 31 Maple Tree, LLC, 31 Maple Tree Avenue, Stamford, CT- Text Change** – Applicant is proposing to amend Section 7.3.C.3. Parking Standards to add a provision to allow the Zoning Board to reduce or waive the distance of parking areas from *Lot Lines* and *Buildings* and modify the dimensions of *Parking Spaces* used for residential use based on certain findings.
2. **Application 224-02 – 31 Maple Tree LLC, 31 Maple Tree Avenue, 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 reconstruction of a historic house and construct four (4) new townhouses to the rear along with landscaping and parking.

Start Time

9:30pm

3. **Application 224-31 MOD- City of Stamford - Zoning Board, 888 Washington Blvd, Stamford, CT, - Text Change,** - The purpose of this amendment to the City of Stamford Zoning Regulations is to clarify the regulations for the users.

REGULAR MEETING

Start Time

10:20pm

1. Approval of Minutes: **November 4, 2024**
2. Approval of Minutes: **November 6, 2024**

PENDING APPLICATIONS

Start Time

10:25pm

1. **Application 224-32 -RMS 74 Broad Street, LLC, 74 Broad Street, Stamford, CT – Site and Architectural Plans and/or Requested Uses and Special Permit**
2. **Application 224-24- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,**
3. **Application 224-01 – 31 Maple Tree, LLC, 31 Maple Tree Avenue, Stamford, CT- Text Change**
4. **Application 224-02 – 31 Maple Tree LLC, 31 Maple Tree Avenue, 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)

5. Application **224-31 MOD**- City of Stamford - Zoning Board, 888 Washington Blvd, Stamford, CT, - Text Change.

ADMINISTRATIVE REVIEW

Start Time
9:30pm

1. **223-35 -Rockrimmon Country Club Inc, 2949 Long Ridge Road, Stamford, CT – Special Permit and a General Development Plan-** Applicant is proposing to create a new parking lot, 4 pickle ball courts, and modifying application 219-17 to include 0 Long Ridge Road as part of the Special Permit Use. ***(Requesting an extension of time)***.
2. **Application 213-14 – Edgehill Property Corp & Benchmark Investments Ix, 62 & 122 Palmers Hill Road, Special Permit and Site and Architectural Plans**
Requesting modification of the existing approval to add twelve (12) additional independent living units.

ADJOURNMENT

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