

THE ZONING BOARD WILL CONDUCT A PUBLIC HEARING AND A REGULAR MEETING ON MONDAY, FEBRUARY 22, 2021, AT 6:30 PM EST THROUGH A WEB AND PHONE MEETING

The Zoning Board Meeting on February 22, 2021, 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_1FB5J_gFTwqRN31GqSx29w

After registering, you will receive a confirmation email containing information about joining the webinar.

You can also dial in using your phone:

IPhone one-tap:

US: +16465588656,,82378184022# or +13017158592,,82378184022#

Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 823 7818 4022

Password: 340905

International numbers available: <https://us02web.zoom.us/j/kerPwJ0lJx>

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 ymathur@stamfordct.gov or submit through a Chat message to the Zoning Board Chair during the meeting.*
- *Please do not send messages to 'Everyone' in the chat because it is distracting for all attendees..*

- Any applicant/public speaker wishing to speak shall send a chat message to the Moderator/Zoning Board Chair with the project name to sign-up to speak.
- Any applicant/public speaker shall announce their name clearly for the record prior to speaking.
Please Note: Start times are approximate and subject to change*

PUBLIC HEARINGS CONTINUED FROM FEBRUARY 8, 2021

Start Time
6:30pm

3. **Application 220-38 - CITY OF STAMFORD – ZONING BOARD, 888 Washington 777 Boulevard, Stamford, CT,- Text Change,** Proposing as part of the Omnibus Text Change, an overhaul of Section 7.3, currently named “Special Exception for Historic Buildings”. The new Section 7.3 “Historic Preservation” will be accompanied by several new defined terms related to historic preservation.

Start Time
7:00pm

4. **Application 220-31- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT, - Text Change,** Proposing as part of the Omnibus Text Change to Amend the current Section 12 “Automobile Parking and Loading Space” and rename it to Section 12 “Mobility”. In addition to parking and loading regulations, the amended Section 12 would also take into account the needs of pedestrians and bicyclists by establishing standards for sidewalks and bike parking facilities.
 Changes to Section 19 include moving Sections 7.2 “Site Plan Review” and 7.5 “Review of Large Scale Development” to Section 19, without any substantive changes except for the updating of references, and adding to Section 19 Subsections 19.F “Parking Management Plans” and 19.G. “Transportation Management Plans”.

Start Time
7:30pm

1. **Application 220-35– 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, - Text Change,** -Proposing to Amend III Section 4.B.7.c (12) *Arterial Streets* to include West Main Street in the list of *Arterial Streets*.
2. **Application 220-36 – 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, - Map Change,** - Applicant is proposing to rezone properties which are bound by Ann Street to the West, West Main Street to the North and Rose Park Ave to the East from the present zoning districts C-B & R-MF to the Village Commercial V-C zoning district.

PENDING APPLICATIONS

Start Time

8:00pm

1. Application 220-38 - CITY OF STAMFORD – ZONING BOARD, 888 Washington 777 Boulevard, Stamford, CT,- Text Change.
2. Application 220-31- CITY OF STAMFORD – ZONING BOARD, 888 Washington Boulevard, Stamford, CT, - Text Change.
3. Application 220-35– 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, - Text Change.
4. Application 220-36 – 226-228 West Main Street LLC, Post Road III LLC, Post Road IV LLC, 188 West Main Street LLC, Nancy J. Steinegger, & Estate of John F. Steinegger, c/o Carmody Torrance Sandak Hennessey LLP, 707 Summer Street, 3rd Fl, Stamford, CT, - Map Change.
5. Application 220-43 -Stamford Washington Investors LLC, Stamford Washington Land LLC, and Stamford Washington Office LLC, 677 & 707 Washington Boulevard, Stamford, Ct. – Site and Architectural Plans and/or Requested Uses, Special Permit & Coastal Site Plan Review.

PUBLIC HEARING

Start Time

8:45pm

1. Application 220-49 – Richard W. Redniss (22-1st Corp), Stamford, CT.,– Text Change, - To Amend Section 9 (CSC-D Community Shopping Center District) 9.O.5 Site Design and Architectural Criteria “e” to add additional signage language.
2. Application 220-50 – UB Stamford LP, 2215 Summer Street, Stamford, CT., Site and Architectural Plans and/or Requested Uses, –Applicant is seeking to extend the parking deck over part of the Stop & Shop surface lot, modify vehicle flow to improve circulation in the main (Summer Street) surface parking lot, relocate and add new signage. The property is in the CSC-D Community Shopping Center District.

Start Time

9:15pm

3. Application 220-44 –Morgan Gregory LLC, 83 & 95 Morgan Street, Stamford, Ct. – Site and Architectural Plans and/or Requested Uses and a Special Permit - Applicant is proposing to construct a 5 story residential building consisting of 42 apartments, 2 levels of structured parking, associated tenant amenities and upgrades to the existing buildings.

REGULAR MEETING

Start Time

9:30pm

1. Approval of Minutes: **February 8, 2021**

PENDING APPLICATIONS

Start Time

9:40pm

1. Application **220-49** – Richard W. Redniss (22-1st Corp), Stamford, CT.,– Text Change.
2. Application **220-50** – UB Stamford LP, 2215 Summer Street, Stamford, CT., Site and Architectural Plans and/or Requested Uses.
3. Application **220-44** –Morgan Gregory LLC, 83 & 95 Morgan Street, Stamford, Ct. – Site and Architectural Plans and/or Requested Uses and a Special Permit.

ADMINISTRATIVE REVIEW

1. Application **217-16 (3rd Mod)** – Condition 12, Gateway Garage “Final Interim Parking Plan”.

ADJOURNMENT

Zagenda 2222021