

AGENDA
(REVISED MARCH 9, 2021)
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, MARCH 9, 2021
6:30 p.m.

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/89418759601>

Meeting ID: 894 1875 9601
Passcode: 250800

ONE TAP MOBILE
+16465588656,,89418759601# US (New York)
+13017158592,,89418759601# US (Washington DC)

DIAL BY LOCATION
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)

Meeting ID: 894 1875 9601
Passcode: 250800

Find your local number: <https://us02web.zoom.us/j/89418759601>

Web & Phone Meeting Instructions

- *If your computer/smartphone has mic and speaker then:
Type in, paste or click the following link: <https://us02web.zoom.us/j/89418759601>; **OR***
- *If not, then **Call-in** using the **phone number, Meeting ID & password** provided above.*
- *Sign-up for Planning Board meeting updates by emailing lcapp@stamfordct.gov.*

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 Planning Board shall moderate the audio for attendees.*
- *Attendees shall be on mute and will be unmuted when called to speak by the Planning Board members.*
- *Applicants will have 20 minutes to make their presentation.*
- *Any applicant wishing to submit written testimony can send it prior to the meeting to lcapp@stamfordct.gov or submit through a Chat message to the Planning Board Chair during the meeting.*

PLANNING BOARD MEETING MINUTES:

February 9, 2020 - Regular Meeting
March 1, 2020 - Special Meeting

REQUEST FOR AUTHORIZATION:

APPROVING ACCEPTANCE OF TITLE TO OLD TOWN HALL PROPERTY AT 175

ATLANTIC STREET: The Board of Representatives of the City of Stamford, Connecticut approved the Ordinance No, 1055 Creating the Old Town Hall Redevelopment Agency in the City of Stamford to redevelop the historic Old Town Hall at 175 Atlantic Street in Stamford. Old Town Hall Redevelopment Agency (OTHRA) was established to implement the redevelopment of the historic, City-owned building through the use of Historic Tax Credits and New Market Tax Credits, OTHRA was able to reduce public costs and attract private funding to the redevelopment project. OTHRA has recently stabilized the building at functionally full occupancy, generating revenue to nearly cover the building’s annual operating expenses. The City is now able to take back public ownership of the building, dissolve OTHRA and remaining tax credit entities, and claim the cash reserves associated with the tax credit transactions. This action requires Planning Board, Board of Finance, and Board of Representatives approval to complete the transfer.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #221-08 - STAMFORD RESEARCH DRIVE, LLC & MAXSON, LLC - 12 RESEARCH DRIVE - Site & Architectural Plans and/or Requested Uses and Special Permit:** Applicant is proposing to operate a medical marijuana dispensary at 12 Research Drive. Property is located within the M-G zone.
2. **ZB APPLICATION #221-03 - RICHARD W. REDNISS (22 1st CORP.) representing SPRAGUE OPERATING RESOURCES, LLC - Text Change:** Applicant is requesting to amend Article III, Section 4.B.11. RH-D (Residential District, High Density) of the Zoning Regulations by adding language to *Subsection c. Authorized Uses*; adding a new Subsection (7) to *Subsection d. Building Regulations*; adding language to *Subsection h. Public Amenity Requirement* and adding a new Subsection (4) to *Subsection i. (1) Public Amenity Bonus*.
3. **ZB APPLICATION #221-04 - SPRAGUE OPERATING RESOURCES, LLC - Map Change:** Applicant is proposing to rezone 10 Water Street and 2187 Atlantic Street from the current CW-D Zoning District to the RH-D Zoning District.
4. **ZB APPLICATION #221-06 - RAYMOND MAZZEO (22 1st CORP.) - Text Change:** Applicant is proposing the following amendments to the Zoning Regulations: (a) to include Pacific Street (from Dock Street to Ludlow Street) as an “Arterial Street” in the V-C (Village Commercial) Section and; (b) amend Article III, Section 3.B (Defined Terms) by adding “Tax Lot”, “Zoning Lot” and “Zoning Lot Development Agreement.”
5. **ZB APPLICATION #221-07 - HOGG HOLDINGS (Contract Purchaser) - 648, 670, 686, 690 & 692 PACIFIC STREET and 171 HENRY STREET - Map Change:** Applicant is proposing to rezone 648, 670, 686, 690 & 692 Pacific Street and 171 Henry Street properties to the V-C (Village Commercial District) Zoning District.
6. **ZB APPLICATION #220-51 - DOMINICK ROSA, JR. - 351 HOPE STREET - Map Change:** Applicant is requesting to amend the City of Stamford’s Zoning Map pertaining to 351 Hope Street only. Applicant is requesting that 351 Hope Street to be changed from the R-6 Zoning District to the C-N Zoning District.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- March 23, 2021 - Regular Meeting
- April 6, 2021 - Regular Meeting