

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING ON
MONDAY, MAY 5, 2014, AT 7:00 P.M., 4th FLOOR,
CAFETERIA, GOVERNMENT CENTER BUILDING,
888 WASHINGTON BLVD., STAMFORD, CT**

PUBLIC HEARING

1. **Application 213-43 – RICHARD REDNISS, Text change**, to Amend Appendix B, Footnote #4 by adding Master Plan Category #10 Downtown Corridor to locations in which density may be reduced by Special Exception for Mixed-use projects in the C-G or CC-N Districts (*continued from April 21, 2014*).
2. **Application 213-44 – RICH CAPPELLI ASSOCIATES, LLC & LOUIS R. CAPPELLI FAMILY LTD. PARTNERSHIP II, Special Exception, REVISED Site & Architectural Review and Coastal Site Plan Review**, large scale development for 650 residential units and associated site improvements in two towers at the corner of Tresser and Atlantic Streets, acquisition and historic preservation of the Post Office at 421 Atlantic Street, over 41,000 sf of ground floor retail space and two parking garages in a CC-N district. Special Exceptions requested include large scale development, increased density, conversion of commercial FAR into dwelling units, historic preservation premium, parking at 1:1 ratio, reduced rear yard, partial waiver of open space and fee-in-lieu for BMR. Simultaneous application with St. John's Parcel to authorize transfer of 240 residential units and parking (*continued from April 21, 2014*).
3. **Application 213-45 – SAINT JOHN URBAN DEVELOPMENT CORP, Special Exception**, requesting conversion of commercial development rights to authorize 240 existing residential units, permit one parking space per dwelling onsite (148 spaces) and adjacent (93 spaces), fee-in-lieu funds for BMR requirements all in conjunction with the large scale development for Cappelli at Tresser and Atlantic Streets in a CC-N district (*continued from April 21, 2014*).
4. **Application 214-03 – EILEEN & GIOVANNI ONELLI, 13 DORA STREET - Special Exception**, to allow construction of a fence on top of an existing retaining wall for a total fence height up to 11 feet 4 inches under Section 7G of the Zoning Regulations in a R-5 zone.

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: March 24, 2014 and April 28, 2014

PENDING APPLICATIONS:

1. **CSPR-951 – MECO, 46 Middlebury Street**, to construct a second floor addition of approximately 899 s.f. on an existing residence of 0.16 acres in an R-7.5 coastal flood area.

2. **CSPR-950 – MELISKO, 53 Waterbury Avenue**, to construct a two story addition of approximately 1,300 s.f. to an existing residence on 0.2 acres in an R-5 coastal flood area.
3. Application 213-43 – RICHARD REDNISS, Text change
4. Application 213-44 – RICH CAPPELLI ASSOCIATES, LLC & LOUIS R. CAPPELLI FAMILY LTD. PARTNERSHIP II, Special Exception, REVISED Site & Architectural Review and Coastal Site Plan Review
5. Application 213-45 – SAINT JOHN URBAN DEVELOPMENT CORP, Special Exception
6. Application 214-03 – EILEEN & GIOVANNI ONELLI, 13 DORA STREET - Special Exception,

OLD BUSINESS

1. **Application 212-29** - GTO Capital Management, LLC, 947 Hope Street, Special Exception & Site Plans/Architectural Plans related to the construction of a mixed-use building consisting of 13 rental apartments, 725 square feet of ground floor retail space, 19 at-grade parking spaces and associated site improvements on a 7,700 square foot site in the Village Commercial District (*modification of Condition #6 re: rooftop mechanicals and design of southerly wall*).

NEW BUSINESS

ADJOURNMENT