

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING ON
MONDAY, SEPTEMBER 8, 2014, AT 7:00 P.M.,
4th FLOOR, CAFETERIA, GOVERNMENT CENTER
BLDG, 888 WASHINGTON BLVD., STAMFORD, CT**

AMENDED AGENDA

PUBLIC HEARING

1. **CSPR-957 – WOODLAND CEMETERY ASSOCIATION, 54 Woodland Place**, clearing, re-grading and re-landscaping of approximately 4 acres of property along the East Branch of the Harbor to prepare the area for future grave sites, including the installation of asphalt roads, fences, drainage structures and construction of a bermed work area in an M-G coastal flood hazard area (*continued from July 28, 2014*).
2. **Application 214-10 – 80 WEP-1351, LLC, DP 26, LLC & ALBRIGHT PROPERTIES GROUP, LLC, 1351 Washington Blvd, Text change**, to add a new definition and parking standard for “Self-Storage Facility” to be permitted by right in ML and MG and by special exception in CL, CI and CG zoning districts.
3. **Application 214-11 – 80 WEP-1351, LLC, DP 26, LLC & ALBRIGHT PROPERTIES GROUP, LLC, 1351 Washington Blvd, Special Exception request**, for a 3,224 square foot self-storage facility use to be located in the basement of the building.
4. **Application 214-17 – HIGH RIDGE REAL ESTATE OWNER, LLC, Text change**, to amend the definition of “Surgery Center/Out Patient” to clarify the term “gross floor area”, to amend the C-D District standards to include “Surgery Center/Out Patient” as a permitted use, and amend the C-D District standards to establish a minimum setback for emergency generators and to exempt emergency generators from the calculation of non-porous surface area coverage.
5. **Application 214-18 – HIGH RIDGE REAL ESTATE OWNER, LLC, 0 Turn of River Road, Final Site & Architectural Plans**, for approval of Final Site plans for change of use from general office use to a Surgery Center/Out Patient facility, for 14,147 square feet on the third floor of Building 5 and to install an emergency generator with landscaped screening, for property in a C-D district.

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: July 28, 2014

PENDING APPLICATIONS:

1. **CSPR-963 – WATERFRONT OFFICE BUILDING, L.P., 68 Southfield Avenue**, re-approval of site plan changes supporting a child day care use including a 3,341 sf outdoor play area, parking drop-off, landscaping and equipment screening, at Two Stamford Landing, 68 Southfield Avenue, previously approved on July 9, 2012 (CSPR 917). Property is located in the CW-D district.

2. C SPR-957 – Woodland Cemetery Association
3. Application 214-10 – 80 WEP-1351, LLC, DP 26, LLC & ALBRIGHT PROPERTIES GROUP, LLC, 1351 Washington Blvd, Text change
4. Application 214-11 – 80 WEP-1351, LLC, DP 26, LLC & ALBRIGHT PROPERTIES GROUP, LLC, 1351 Washington Blvd, Special Exception request
5. Application 214-17 – HIGH RIDGE REAL ESTATE OWNER, LLC, Text change
6. Application 214-18 – HIGH RIDGE REAL ESTATE OWNER, LLC, 0 Turn of River Road, Final Site & Architectural Plans

OLD BUSINESS

1. Application 211-21 and 211-22 – 25 BANK STREET, LLC, 25 Bank Street - Special Exception, Site Plans, construct a new 5-story, 14 unit mixed use building with off-site parking in a CC-N zoning district (*extension of time request*).
2. Application 212-21 and 212-22 – WILLIE JAMES WILSON, 190 Stillwater Avenue, Special Exceptions, Site Plans, Village Commercial District project approval, specifically a reduction of the parking standards including permitting parking (*extension of time request*).
3. Application 211-29 – Site & Architectural Plan and Coastal Site Plan Review, 28 SOUTHFIELD 2011, LLC, construct four, 4-story residential buildings containing 256 units along with supportive amenities including: 30 boat slips, a ground floor café, flex office space, a public board walk and associated site improvements, on a 5.8 acre site located in the DW-D zone on Southfield Avenue (*extension of time request*).
4. Application 211-23 – PROCUREMENT, LLC, 826 High Ridge Road, Special Exception, and Application 211-24 – PROCUREMENT, LLC, 826 High Ridge Road, Approval of Site & Architectural Plans and Requested Uses, (*Change in Child Day Care count from 90 to 120*).
5. **Application 213-47 - TR Eastview, LLC - GDP, FSP and Special Exception**, “infill” development that includes the construction of a new six (6) story residential building with 82 residential apartments (*administrative review of parking plans*).

NEW BUSINESS

ADJOURNMENT