

**THE ZONING BOARD WILL CONDUCT A  
PUBLIC HEARING AND REGULAR MEETING ON  
MONDAY, OCTOBER 20, 2014, AT 7:00 P.M.,  
4<sup>th</sup> FLOOR, CAFETERIA, GOVERNMENT CENTER  
BLDG, 888 WASHINGTON BLVD., STAMFORD, CT**

**REGULAR MEETING**

Organizational Meeting – Election of Officers

**PUBLIC HEARING**

1. **Application 214-16 – THIRD STREET DEVELOPMENT, LLC., Final Site & Architectural Plans and Special Exception**, requesting approval to construct four 4-story buildings totaling 11,055 sf building area consisting of 23 residential units with associated parking and site improvements for property located at 16, 20 & 24 Third Street and 53 Fourth Street in an RMF District with 1,949 sf of open space. Special Exception request for BMR bonus density and BMR fee-in-lieu payment.
2. **Application 214-22 – CENTURY PLAZA INVESTOR ASSOCIATES, LLC and SEABOARD RESIDENTIAL, LLC, Text change**, to Amend Article IV, Section 10-H-2, to allow the Zoning Board to authorize a reduction in the number of parking spaces serving the Downtown Core to one space per dwelling unit of one bedroom or less.
3. **Application 214-23 – CENTURY PLAZA INVESTOR ASSOCIATES, LLC & SEABOARD RESIDENTIAL, LLC, 100 Prospect Street, Special Exception and Site Plan/Requested Uses request**, requesting modification to approved application (Appl. 207-07/08) to permit a reduced residential parking requirement to 1space for each dwelling unit with one bedroom or less with Zoning Board approval.
4. **Application 214-07 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street**, Applicant requests approval of a Special Exception under Section 7.5 to permit Large Scale Development, and Site and Architectural Plans to reconfigure and add 121 new parking spaces for a total of 307 parking spaces at Cytec located at 1937 West Main Street in an M-L district. Realignment of the parking areas, islands and traffic signals will facilitate improved traffic circulation for the proposed development and construction of an 183,493 s.f. flex-industrial building and smaller building on an adjoining parcel (*continued from October 6, 2014*).
5. **Application 214-08 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street LOT B-2**, Applicant requests approval of a Special Exception under Section 7.5 to permit Large Scale Development and Site and Architectural Plans requesting approval to construct an 183,493 s.f. flex-industrial building and a smaller (6,124 s.f.) building to be used for retail and/or industrial/flex purposes with associated parking (*continued from October 6, 2014*).

**REGULAR MEETING**

**APPROVAL OF MINUTES:**

Minutes for Approval: September 29, 2014 and October 6, 2014

## **PENDING APPLICATIONS:**

1. CSPR-960 – DOLPHIN COVE CLUB CORPORATION, 181 Dolphin Cove Quay, restoration and improvement to storm damaged wave mitigation formation to prevent further erosion due to storms on approximately 0.3 acres in an R-7.5 coastal flood area.
2. CSPR-966 – TRILLIUM ARCHITECTS/ELIZABETH DISALVO, 224 Dolphin Cove Quay, seeking approval to add three additions totaling approximately 300 s.f. to an existing home of 2,100 s.f. in an R-7-1/2 district within the CAM boundary.
3. Application 214-12 – RICHARD W. REDNISS, Text Change
4. Application 214-13 – BELPOINTE CAPITAL, LLC, Map Change
5. Application 214-14 – BELPOINTE CAPITAL, LLC, General Development Plan and Special Exception Requests, 112 Southfield Avenue
6. Application 214-15 – BELPOINTE CAPITAL, LLC, Final Site & Architectural Plans and Coastal Site Plans, 112 Southfield Avenue,
7. Application 214-07 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street
8. Application 214-08 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street LOT B-2
9. Application 214-16 – THIRD STREET DEVELOPMENT, LLC., Final Site & Architectural Plans and Special Exception
10. Application 214-22 – CENTURY PLAZA INVESTOR ASSOCIATES, LLC and SEABOARD RESIDENTIAL, LLC, Text change
11. Application 214-23 – CENTURY PLAZA INVESTOR ASSOCIATES, LLC & SEABOARD RESIDENTIAL, LLC, 100 Prospect Street, Special Exception and Site Plan/Requested Uses request

## **OLD BUSINESS**

1. **Application 213-30 - BBSF, LLC and Affordable Housing Development Company, LLC** requesting Approval of Site Plans/Requested Uses and Coastal Site Plan Review to construct a new 11.5-story, 131 unit residential building; a new 2.5 story, 24 unit residential building and the remaining 3 levels of the residential garage as well as other related site improvements on the property described below. The subject development, known as Metro Green, is located on a 5.32 +/- acre site zoned Transportation Center Design District (*extension of time request*).
2. **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**