

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING ON
MONDAY, DECEMBER 1, 2014, AT 7:00 P.M.,
4th FLOOR, CAFETERIA, GOVERNMENT CENTER
BLDG, 888 WASHINGTON BLVD., STAMFORD, CT**

PUBLIC HEARING

1. **Application 214-27 – RMS MAIN STREET LLC & RIPPOWAM PARK COMPANY, LLC, Text change**, to Amend Article III, Section 9I, Mill River District (MRD) 3d. Usable Open Space; 3f. Building Setbacks; 4d. Signage; 5a. Below Market Rate Dwelling Unit Requirements; 7a and e. Mixed-Use Commercial Development and 8. Application Review Procedures (*continued from November 24, 2014*).
2. **Application 214-28 – RMS MAIN STREET LLC & RIPPOWAM PARK COMPANY, LLC, Map Change**, Applicant proposes to change approximately 58,916 s.f. of property located at 896, 902, 908 & 914 Washington Boulevard, 135 & 159 Main Street and 8 Relay Place, Block #3, from C-G to MRD-D (*continued from November 24, 2014*).
3. **Application 214-29 – RMS MAIN STREET, LLC & RIPPOWAM PARK COMPANY, LLC, 896, 902, 908 & 914 Washington Blvd; 135 & 159 Main St; 8 Relay Place, Special Exception, General Development Plan and Final Site & Architectural Plans, Coastal Site Plan Review** requesting approval of Special Exceptions, General Development Plans and Final Site and Architectural Plans and Coastal Site Plan Review to construct a 6.5 story mixed use building with 8,760 s.f. of ground floor restaurant/retail space with 122 residential units above with indoor and outdoor amenity space, parking and landscaping improvements on property located in a proposed MRD District (*continued from November 24, 2014*).

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: November 24, 2014

PENDING APPLICATIONS:

1. Application 214-07 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street
2. Application 214-08 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street LOT B-2
3. Application 214-21 – KEVIN ROMANO, 965 Hope Street, Special Exception and Final Site and Architectural Plans (*hearing scheduled for December 8, 2014*)
4. Application 214-25 – LUIS DIEGO LORET DE MOLA, Text change (*hearing scheduled for December 8, 2014*)

5. Application 214-31 – CITY OF STAMFORD, ENGINEERING BUREAU, 83 Lockwood Avenue - Special Exception
6. Application 214-24 – TWO YALE & TOWNE, LLC, 115 Towne St (*hearing scheduled for December 8, 2014*)
7. Application 214-27 – RMS MAIN STREET LLC & RIPPOWAM PARK COMPANY, LLC, Text change
8. Application 214-28 – RMS MAIN STREET LLC & RIPPOWAM PARK COMPANY, LLC, Map Change
9. Application 214-29 – RMS MAIN STREET, LLC & RIPPOWAM PARK COMPANY, LLC, 896, 902, 908 & 914 Washington Blvd; 135 & 159 Main St; 8 Relay Place, Special Exception, General Development Plan and Final Site & Architectural Plans, Coastal Site Plan Review

OLD BUSINESS

NEW BUSINESS

1. Administrative review of signage, 101 Park Place; 101 Washington Blvd
2. Modifications to Final Site & Architectural Plans for Parcel 38
3. Modifications to Park Square West
4. Gateway Garage Temporary Access Plan

ADJOURNMENT