

**THE ZONING BOARD WILL CONDUCT A  
SPECIAL MEETING ON THURSDAY,  
FEBRUARY 12, 2015, AT 7:00 P.M., 4<sup>th</sup> FLOOR,  
CAFETERIA, GOVERNMENT CENTER BLDG, 888  
WASHINGTON BLVD., STAMFORD, CT**

**PUBLIC HEARING**

1. **Application 214-36 – RICHARD W. REDNISS (22 FIRST CORP), Text change,** to Amend Article III, Section 10G by allowing historic and nonconforming buildings in R-10 districts for religious and/or educational purposes existing in excess of forty (40) years through Special Exception approval by the Zoning Board provided a) no change to the exterior other than code compliance or customary repair for handicapped persons, b) parking accommodation, c) connection to City sanitary sewer system and d) ground mounted mechanical equipment on corner lots not less than 10 feet from property line (*rescheduled from January 26, 2015*).
2. **Application 214-37 – HUBBARD MANSION, LLC, 111 West North Street, Special Exception, Final Site & Architectural Plans,** requesting approval of Special Exception and Final Site and Architectural Plans to reuse a nonconforming 3-story, 24,000 sf building and 1,800 sf outbuilding to provide educational services and student housing while preserving historic elements without creating additional floor area (*rescheduled from January 26, 2015*).
3. **Application 214-38 – RICHARD W. REDNISS (22 First Corp), Text Change,** amend Article III, Section 9-C to add paragraph 3.e) school uses – public, non-public, secretarial and vocational and vocational and colleges as permitted uses in the IP-D (Design Industrial Park District) (*rescheduled from January 26, 2015*).
4. **Application 214-33 – HIGH RIDGE REAL ESTATE OWNER, LLC, Text change,** to Amend Article II, Section 3A, Definition 98.1 (Surgery Center/Out Patient) to clarify the term “gross floor area” and that authorization of special exceptions for said use exceeding 15, 000 s.f. rests with the Zoning Board; amend Article III, Section 9, BBB.2 to allow Surgery Center/Out Patient as a permitted use in the C-D District with a limitation of six (6) operating rooms/surgical suites; amend Section 9, BBB.3 to exempt emergency generators not exceeding eight feet in height, setback a minimum of 23 feet from the property line and adequately screened, from the calculation of non-porous surface area coverage, and amend Section 9 BBB.3 to require that emergency generators in the C-D District have a minimum 23 feet setback from the boundary line of a residential district (*rescheduled from January 26, 2015*).
5. **Application 214-34 – HIGH RIDGE REAL ESTATE OWNER, LLC, 0 Turn of River Road, Final Site & Architectural Plans,** Applicant requests approval of Final Site plans for change of use from general office use of 14, 147 s.f. to a Surgery Center/Out Patient facility on the third floor of Building 5 and to install an emergency generator with landscaped screening in a C-D district (*rescheduled from January 26, 2015*).

## **REGULAR MEETING**

### **APPROVAL OF MINUTES:**

Minutes for Approval: January 12, 2015

### **PENDING APPLICATIONS:**

1. **CSPR-958 – DOSHI, 142 Downs Avenue**, to re-construct an open-aired fence demolished during Hurricane Sandy and to re-construct an existing deck on 0.2946 acres in an R-10 coastal flood area.
2. **CSPR-947 – BUCKLEY, 40 Wallacks Drive**, to repair 141' of retaining wall and 195' of stone revetment considered emergency and necessary to mitigate further damages to upland property and structures damaged in Hurricane Sandy in October 2012. Efforts being coordinated with CT DEEP.
3. Application 214-35 – THE HOUSING AUTHORITY OF THE CITY OF STAMFORD (d/b/a CHARTER OAK COMMUNITIES), Stillwater Avenue and Merrell Avenue, Final Site & Architectural Plans
4. Application 214-36 – RICHARD W. REDNISS (22 FIRST CORP), Text change
5. Application 214-37 – HUBBARD MANSION, LLC, 111 West North Street, Special Exception, Final Site & Architectural Plans
6. Application 214-38 – RICHARD W. REDNISS (22 First Corp), Text Change
7. Application 214-33 – HIGH RIDGE REAL ESTATE OWNER, LLC, Text change
8. Application 214-34 – HIGH RIDGE REAL ESTATE OWNER, LLC, 0 Turn of River Road, Final Site & Architectural Plans

### **OLD BUSINESS**

Appl. 208-06 Modification – THREE HARBOR POINT SQUARE, LLC, Final Site and Architectural Plans for hotel/residential building identified on the Harbor Point General Development Plan as “Block S3” and originally approved by the Zoning Board on June 2, 2008 (*administrative review of Condition #3*).

Appl. 210-44 - STAMFORD EXIT 9, LLC, Final Site and Architectural Plans & Requested Uses pursuant to Section 9-BBBB of the Zoning Regulations to establish 417,900 +/- square feet of indoor sports and recreational uses and 81,000 +/- square feet of film production use, by adaptive reuse of the 729,770 square foot Clairol manufacturing plant. The subject property is located at 1 Blachley Road within the M-D Designed Industrial District, comprised of 32.7 acres (*administrative review of proposed signage*).

### **NEW BUSINESS**

### **ADJOURNMENT**