

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING ON
MONDAY, SEPTEMBER 21, 2015, AT 7:00 P.M., ON THE
4th FLOOR, CAFETERIA, GOVERNMENT CENTER
BLDG, 888 WASHINGTON BLVD., STAMFORD, CT**

PUBLIC HEARING

1. **Application 215-22 – ORCHARD K&G ASSOCIATES, LLC and CNT ASSOCIATES, Map Change**, Applicant proposes to change approximately 0.55 acres of property located at 17 and 21 Belltown Road, from R-7-1/2 to C-N in Block #215.
2. **Application 215-23 – ORCHARD K&G ASSOCIATES, LLC, 17 Belltown Road, Special Exception and Final Site & Architectural Plans**, requesting approval of Special Exception and Final Site & Architectural Plans to preserve the existing historic structure and construct two additional, attached dwelling units for a total of 6,580+/- s.f. (1,780 sf existing, 4,800 sf proposed), as well as related parking (6 spaces: 4 surface, 2 garage) and site improvements on 0.23 acres at 17 Belltown Road. Special Exception requests under Sections 7.3 for Historic Buildings and Section 7-K for setback requirements. Separate application filed for map change from R-7-1/2 to C-N.
3. **Application 215-24 – GRADE A MARKET COMMERCE ROAD LLC AND TWO HUNDRED – 240 SHIPPAN AVENUE, LLC, Text change**, to add a definition 74.3 for Personal Wireless Communication – Retail not to exceed 4,000 sf of retail space with a primary purpose to sell, rent and service personal and corporate communication services and products and add to Appendix A Table II under permitted use number 145.1 in the C-N, C-B, C-L, C-G, CC-N, C-I, C-S, CC-S, M-L and M-G zones.
1. **Application 215-25 – CORNERSTONE APARTMENTS PROPERTY OWNER, LLC, 1425-1435 Bedford Street, Special Exception and Final Site & Architectural Plans**, requesting approval of Special Exception to construct a new sign at the property entrance and approval of final site and architectural plans to construct a new clubhouse accessory building of approx. 4,254 sf to feature a fitness and game room including a bowling alley and outdoor pool and patio on a 4.65 acre property located in an R-H district.
2. **Application 215-26 – SHD GLENBROOK GARDENS, LLC & JOSEPH GALLUZZO & MARIA ISABELLA GALLUZZO, Text Change**, propose to amend Article III, Section 4-AA-11.3-h for the Village Commercial District by adding language to exclude basement space for ground floor commercial use not exceeding FAR of .1 from maximum floor area ratio calculation.
3. **Application 215-27 – SHD GLENBROOK GARDENS, LLC & JOSEPH GALLUZZO & MARIA ISABELLA GALLUZZO, 504 Glenbrook Road, Special Exception and Final Site & Architectural Plans**, requesting approval of Special Exception and Site & Architectural Plans to construct a mixed-use building with 2,251 sf of ground floor commercial space and 44 residential units with site and parking improvements and 5 BMR units, in a Village Commercial District.

REGULAR MEETING

PENDING APPLICATIONS:

1. Application 213-38 – Final Site & Architectural Plan and Coastal Site Plan Review (CSPR), WALTER WHEELER DRIVE SPE, LLC and THE STRAND/BRC GROUP, LLC, Requesting Final Site and Architectural Plans and Coastal Site Plan Review.
2. Application 215-22 – ORCHARD K&G ASSOCIATES, LLC and CNT ASSOCIATES, Map Change
3. Application 215-23 – ORCHARD K&G ASSOCIATES, LLC, 17 Belltown Road, Special Exception and Final Site & Architectural Plans
4. Application 215-24 – GRADE A MARKET COMMERCE ROAD LLC AND TWO HUNDRED – 240 SHIPPAN AVENUE, LLC, Text change
5. Application 215-25 – CORNERSTONE APARTMENTS PROPERTY OWNER, LLC, 1425-1435 Bedford Street, Special Exception and Final Site & Architectural Plans
6. Application 215-26 – SHD GLENBROOK GARDENS, LLC & JOSEPH GALLUZZO & MARIA ISABELLA GALLUZZO, Text Change
7. Application 215-27 – SHD GLENBROOK GARDENS, LLC & JOSEPH GALLUZZO & MARIA ISABELLA GALLUZZO, 504 Glenbrook Road, Special Exception and Final Site & Architectural Plans

APPROVAL OF MINUTES:

Minutes for Approval: July 27, 2015 and September 10, 2015

OLD BUSINESS

Greyrock Plaza Condominium Assoc. & 177 Broad Street Owner LLC: 127 Greyrock Place and 177 Broad Street (*request to terminate public access to the plaza*).

NEW BUSINESS

Status Report on Strand v. ZBA Boatyard Court Case and Boatyard Consultant Contract

ADJOURNMENT

Agenda 9/21/15