

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING ON
MONDAY, NOVEMBER 14, 2016, AT 7:00PM ON THE 4TH
FLOOR, CAFETERIA, GOVERNMENT CENTER
BUILDING, 888 WASHINGTON BLVD., STAMFORD, CT**

PUBLIC HEARING CONTINUED FROM OCTOBER 17, 2016

1. **Application 216- 22 - LADDINS TERRACE ASSOCIATES LP (owner) and T.M. CROWLEY & ASSOCIATES, 1938 West Main Street, 0 West Main Street and Lot A-West Main Street requesting approval for Site & Architectural Plans and Special Exception,** requesting approval to construct two one-story retail buildings totaling 18,857 sq. ft. The property is located in the M-L Zone.
2. **Application 215-28 – 215-28A -THE STRAND/BRC GROUP LLC and WALTER WHEELER DRIVE SPE, LLC, Parcels P4 and P5, 0 Washington Blvd, Amended GDP, Final Site & Architectural Plans and Coastal Site Plan Review,** requesting Amendment of GDP and approval of Final Site & Architectural Plans and Coastal Site Plan Review to construct 435 units of housing of approx. 564,000 sf with related parking, utilities and site improvements in an SRD-S district.

PUBLIC HEARING

1. **Application 216-27 –TRUE NORTH STAMFORD, LLC and ST. JOHN’S ROMAN CATHOLIC CHURCH OF STAMFORD, CT., 245 (aka) 279 Atlantic Street, Text Change,** Proposing to Amend table IV, Appendix B, within the C-L, C-G and CC-N districts.
2. **Application 216-28 – TRUE NORTH STAMFORD, LLC and ST. JOHN’S ROMAN CATHOLIC CHURCH OF STAMFORD CT., 245 (aka) 279 Atlantic Street, approval of Site and Architectural Plans, Special Exception and Costal Site Plan Review,** The proposed redevelopment project is anticipated to consist of 212 apartments, 1 guest suite and approximately 8000 sf of retail / flex space as well as 315 parking spaces within an enclosed structured parking garage. An additional level of parking below grade with approximately 71 parking spaces is also proposed as an option to be constructed at the discretion of the applicant. The church and the rectory will remain on the property.

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: October 17, 2016

Minutes for Approval: October 24, 2016

PENDING APPLICATIONS

1. CSPR-1002 – JENNIFER MCMONAGLE, 15 Ralph Street, Lot 26, raise an existing dwelling above the 100 year flood elevation, add a second story addition over a portion of the existing footprint, add a 194 sf addition off the rear of the dwelling and construct a deck off the rear of the dwelling. Relocate and raise an existing shed to conform to zoning setbacks and flood proof the shed in an R-10 zone within the CAM boundary.
2. Application 216- 22 - LADDINS TERRACE ASSOCIATES LP (owner) and T.M. CROWLEY & ASSOCIATES, 1938 West Main Street, 0 West Main Street and Lot A- West Main Street requesting approval for Site & Architectural Plans and Special Exception
3. Application 215-28 – 215-28A -THE STRAND/BRC GROUP LLC and WALTER WHEELER DRIVE SPE, LLC, Parcels P4 and P5, 0 Washington Blvd, Amended GDP, Final Site & Architectural Plans and Coastal Site Plan Review
4. Application 216-27 –TRUE NORTH STAMFORD, LLC and ST. JOHN’S ROMAN CATHOLIC CHURCH OF STAMFORD, CT., 245 (aka) 279 Atlantic Street, Text Change
5. Application 216-28 – TRUE NORTH STAMFORD, LLC and ST. JOHN’S ROMAN CATHOLIC CHURCH OF STAMFORD CT., 245 (aka) 279 Atlantic Street, approval of Site and Architectural Plans, Special Exception and Costal Site Plan Review.

OLD BUSINESS

1. **Application 213-30 – BBSF, LLC & AFFORDABLE HOUSING DEVELOPMENT COMPANY, LLC, 695 Atlantic Street, Final Site & Architectural Plans and/or Requested Uses and Coastal Site Plan Review**, proposes to construct the final 155 unit residential component of the Metro Green development Buildings A and D and Phase II of the 3-level parking garage as well as associated site improvements in the TCDD district (*Request for time extension*)
2. **17 Doral Farms Road, Alan Krim** – Requesting permission to build an addition (sunroom) and the expansion of deck. The property is in the Residential Design District R-D.
3. **Application 214-10 – and 214-11 80 WEP-1351, LLC, DP 26, LLC & ALBRIGHT PROPERTIES GROUP, LLC, 1351 Washington Blvd, Text Change and Special Exception** to Amend Article I, Section 3A, Definition 92.1 (Self-Storage Facility) to add a new definition for Self-Storage Facility and reassigning Senior Housing and Nursing Home Facility Complex as Definition 92.2 and by amending Article IV, Section 12-D-18 to define parking for Warehouses and Self-Storage Facilities and by amending Appendix A, Table I to modify #42.1 to reflect a new definition number 92.2 and by amending Appendix A, Table II to add a new line #164.1 under permitted uses in commercial and industrial districts and to identify self-storage facilities as requiring Special Exception approval in the C-L, C-I and C-G Districts.
(*Request for approval of proposed sign*)

ADJOURNMENT

Zbagenda 11/14/16