

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

PUBLIC HEARING

1. **Application 216-01 -City of Stamford –Zoning Board**, to Amend Article III, Subsection 13-C-5, Signs Exempt from Permit Requirements, by adding a New paragraph (d) to read as follows: Public Notice signs required pursuant to Section 20-C. To Amend Article III, Section 20, Amendments, by adding a NEW Subsection C to read as follows, and renumbering existing Subsection C accordingly:

PUBLIC HEARING (continued from February 29, 2016)

1. **Application 215-33 – 10 RUGBY STREET, LLC, Text change**, to Amend Article II, Section 3-A definitions to add two new definitions (28.5) for Demolition Material Recycling and (28.6) Demolition Material Recycling Facility within the M-G General Industrial District and such use shall be approved by Special Exception of the Zoning Board, subject to special standards identified in the proposed definition, only as an interim use for an initial period not to exceed five years.
2. **Appl. 215-02 – THE STRAND/BRC GROUP, LLC, Text change**, to Amend Article III, Section 9(J)(5)(b) of the SRD-S District to increase permitted non-residential floor area ratio (FAR) from 0.20 to 0.23.
3. **Appl. 215-03 – THE STRAND/BRC GROUP, LLC, Washington Blvd./Bateman Way, Amend GDP**, requesting approval to amend the General Development Plan (GDP) for Harbor Point, originally approved as Application 206-57, by: 1) removing the note on the plan stating “maintain existing boat storage operation” and adding a note to read “Block P7 Permitted Uses: Office and Retail, Public Access, Marina, Parking” and 2) deleting the language of approval Condition #7 and replacing it with “Subject to SRD regulations, any future final site plan application, for full development of the 14 acre site, shall include a marina and public access improvements which shall be subject to review and approval of the Zoning Board.” in the SRD-S district, and to seek Coastal Site Plan Review of these amendments.
4. **Appl. 215-04 – SOUTHFIELD PROPERTY, LLC, Text change**, to Amend Article III, Section 9AAAA DWD Designed Waterfront Development District standards regarding maximum building height, minimum front setback, retention of existing structures and exemption of Water Dependent Uses from the

calculation of building coverage, ground coverage, public access, preservation of visual resources and landscaping.

5. **Appl. 215-05 – WATERFRONT OFFICE BUILDING, LP, Map Change**, requesting approval to amend the Zoning Map to change from CWD to DWD for approximately 8.15 acres of property known as Stamford Landing and identified as 46, 62, 68 and 78 Southfield Avenue, Block #25.
6. **Appl. 215-06 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Special Exception, General Development Plans and Coastal Site Plan Review**, requesting approval of special exceptions and General Development Plan to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone. Special Exceptions being requested for proposed uses and development of the project and to establish a DWD district and to provide residential, retail and office and a boatyard/marina use and general public access.
7. **Appl. 215-07 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Final Site and Architectural Plans & Requested Uses, Special Exception and Coastal Site Plan Review**, requesting approval of Final Site & Architectural Plans, Special Exception and Coastal Site Plan Review to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone.
8. **CSPR-978 – WATERFRONT MAGEE, LLC, 205 Magee Avenue**, to provide winter boat storage on 3.5 acres in M-G zone, temporary parking, no utilities and no equipment storage.

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: February 29, 2016

PENDING APPLICATIONS:

1. Application 216-01 – CITY OF STAMFORD –Zoning Board -Amend
2. Application 215-33 – 10 RUGBY STREET, LLC, Text change
3. Appl. 215-02 – THE STRAND/BRC GROUP, LLC, Text change
4. Appl. 215-03 – THE STRAND/BRC GROUP, LLC, Washington Blvd./Bateman Way, Amend GDP
5. Appl. 215-04 – SOUTHFIELD PROPERTY, LLC, Text change

6. Appl. 215-05 – WATERFRONT OFFICE BUILDING, LP, Map Change
7. Appl. 215-06 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Special Exception, General Development Plans and Coastal Site Plan Review
8. Appl. 215-07 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Final Site and Architectural Plans & Requested Uses, Special Exception and Coastal Site Plan Review
9. CSPR-978 – WATERFRONT MAGEE, LLC

OLD BUSINESS

1. **APPL. 212-14 & 212-15 Applications of STAMFORD HEALTH SYSTEM, INC. & THE STAMFORD HOSPITAL** requesting 1) Modification of the General Development Plan to demolish an approximately 10,000 square foot existing building, convert a green roof to Floor Area and reconfigure parking and site improvements & 2) Approval of Site Plans/Requested Uses related to Phase II of the hospital redevelopment to include completion of the approximately 560,000 square foot Specialty Building, demolition of approximately 46,000 square feet of existing buildings and associated parking and site improvements. The property is located at 30 Shelburne Road in the HCDD zoning district (Hospital Complex Design District). (*Modification of General Development Plan/Final Site Plan*).
2. **Application 213-44 – RICH CAPPELLI ASSOCIATES, LLC & LOUIS R. CAPPELLI FAMILY LTD. PARTNERSHIP II, Special Exception, Site & Architectural Review and Coastal Site Plan Review**, large scale development for 650 residential units and associated site improvements in two towers at the corner of Tresser and Atlantic Streets, acquisition and historic preservation of the Post Office at 421 Atlantic Street, over 41,000 sf of ground floor retail space and two parking garages in a CC-N district. Special Exceptions requested include large scale development, increased density, conversion of commercial FAR into dwelling units, historic preservation premium, parking at 1:1 ratio, reduced rear yard, partial waiver of open space and fee-in-lieu for BMR. Simultaneous application with St. John's Parcel to authorize transfer of 240 residential units and parking. (*Approval of fee-in-lieu payment- condition #5 of Certificate of Decision*)

NEW BUSINESS

Agenda 03/14/16