

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING ON
MONDAY, NOVEMBER 23, 2015 AT
7:00PM, ON THE 4th FLOOR, CAFETERIA,
GOVERNMENT CENTER BLDG, 888 WASHINGTON
BLVD., STAMFORD, CT**

(REVISED 11/20/15)

PUBLIC HEARING (continued from November 16, 2015)

1. **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.
2. **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.
3. **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.
4. **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.
5. **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.
6. **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.

7. **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: November 16, 2015

PENDING APPLICATIONS:

1. CSPR-993 – 1442 SHIPPAN AVENUE, LLC, 1442 Shippan Avenue, proposal to demolish a portion of the existing house and driveway with first floor renovations and new 2-car attached garage of 604 s.f., construction of a driveway and wooden deck on .47 acres in an R-10 zone within the CAM boundary.
2. Appl. 215-02 – THE STRAND/BRC GROUP, LLC, Text change
3. Appl. 215-03 – THE STRAND/BRC GROUP, LLC, Washington Blvd./Bateman Way, Amend GDP
4. Appl. 215-04 – SOUTHFIELD PROPERTY, LLC, Text change
5. Appl. 215-05 – WATERFRONT OFFICE BUILDING, LP, Map Change
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
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
8. CSPR-978 – WATERFRONT MAGEE, LLC

OLD BUSINESS

1. Appl. 214-32 - WALTER PIANTINO, AIA, Special Exception approval pursuant to Section 7.3, Special Exception Uses for Historic Buildings, and Coastal Site Plan Review to retain a restored two family dwelling and construct five (5) additional condominium units as shown on a previously approved set of plans, for property located in the R-MF, Multiple Family Residence Design, at 26 Orchard Street (*modification to approved plans*).
2. Application 213-44 Rich Cappelli Associates LLC and Louis R. Cappelli Family Limited Partnership II. Development of 650 residential units, ground floor retail, and associated parking and site improvements on 21 properties of approximately 4.4 acres, zoned CC- N (*request for extension of time under Condition #3*).
3. Discussion of proposed regulation regarding notification signs on properties scheduled for public hearing.

NEW BUSINESS