

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING ON
MONDAY, NOVEMBER 30, 2015 AT
7:00PM, ON THE 4th FLOOR, CAFETERIA,
GOVERNMENT CENTER BLDG, 888 WASHINGTON
BLVD., STAMFORD, CT**

PUBLIC HEARING

1. Application 215-35 Childcare Learning Centers, Inc. and the City of Stamford - Special Exception and Site Plans/Requested Uses approval to operate a Child Day Care Center at the Lathon Wider Community Center, located at 137 Henry Street (a.k.a. 34 Woodland Avenue) in Stamford. Said site consists of approximately 2.24 acres in the South End neighborhood in the R-MF (Multi-Family Design District) zone.
2. Application 207-13MOD - ESRT Metro Tower, L.L.C. requesting approval of a modification of Coastal Site Plan, Special Exception and General Site and Architectural Plans and Requested Uses approval (Metro Green Approval #207-12/13) amending condition 15 of said approval to permit the same number of General Development Plan approval extensions as permitted in the Transportation Center Design District (TCDD) zone. The subject property is located in the TCDD zone

PUBLIC HEARING (continued from November 23, 2015)

3. **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.
4. **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.
5. **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.
6. **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.
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**, 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.

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**, 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.
9. **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 23, 2015

PENDING APPLICATIONS:

1. Application 215-35 Childcare Learning Centers, Inc. and the City of Stamford - Special Exception and Site Plans/Requested Uses
2. Application 207-13MOD - ESRT Metro Tower, L.L.C. modification of Coastal Site Plan, Special Exception and General Site and Architectural Plans and Requested Uses
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
10. Application 215-35 Childcare Learning Centers, Inc. and the City of Stamford - Special Exception and Site Plans/Requested Uses
11. Application 207-13MOD - ESRT Metro Tower, L.L.C. - modification of Coastal Site Plan, Special Exception and General Site and Architectural Plans and Requested Uses

OLD BUSINESS

1. Application 213-30 BBSF, LLC and Affordable Housing Development Company, LLC - Site Plans/Requested Uses and Coastal Site Plan Review to construct a new 11.5-story, 131 unit residential building; a new 2.5 story, 24 unit residential building and the remaining 3 levels of the

residential garage as well as other related site improvements on the property described below. The subject development, known as Metro Green, is located on a 5.32 +/- acre site zoned Transportation Center Design District (*request for time extension*).

2. Application 214-07 - West Side Development Partners, LLC, Site Plan/Requested Uses and Special Exception approval in accordance with Stamford Zoning Regulations Section 7.5 (Large Scale Development) related to the construction of over 100 parking spaces as well as traffic circulation and site improvements. The subject property is located in the M-L zone with an address of 1937 West Main Street (Lot B-1), Stamford, Connecticut and consists of approximately 8.8 acres (*request for time extension*).
3. Discussion of proposed regulation regarding notification signs on properties scheduled for public hearing.

NEW BUSINESS