

**THE ZONING BOARD WILL CONDUCT A  
PUBLIC HEARING AND REGULAR MEETING ON  
MONDAY, MAY 7, 2018, AT 6:30PM ON THE 4<sup>TH</sup> FLOOR,  
CAFETERIA, GOVERNMENT CENTER  
BUILDING, 888 WASHINGTON BLVD., STAMFORD, CT**

**\*\*Please Note: Start times are an approximate\*\***

**Please note the following:**

- *Applicants will have 20 minutes to make their presentation*
- *Speakers will have 3 minutes each to speak (must sign the “public hearing speaker sheet” in order to speak)*

**All Applications are available for review in the Land Use Office:  
Monday – Friday 8am – 3pm.**

**REVIEW SESSION**

- Start Time**  
**6:30pm**
1. **Application 218-11- CITY OF STAMFORD – ZONING BOARD, 888 Washington Blvd, Stamford, CT , – Text Change**, Proposing to Amend Article III, Section 4 AA of the Stamford Zoning Regulations to add a new Sub-Section 12 “Neighborhood Mixed Use Design District (NX-D)”.
  2. **Application 218-12- CITY OF STAMFORD – ZONING BOARD, 888 Washington Blvd, Stamford, CT , – Map Change**, Applicant is proposing a Zoning Map change from RMF, R-5, R-6 & M-L to NX-D (Neighborhood Mixed Use Design) district.

**PUBLIC HEARING**

- Start Time**  
**7:00pm**
1. **Application 217-45 – 45 CHURCH STREET PROPERTIES LLC, 45 Church Street, Site and Architectural plans and/or requested uses and Special Exception**, Applicant is requesting approval of a Site and Architectural Plans and/or Requested Uses and Special Exception to convert 15,980 sq.ft. of commercial use within the building into 20 apartments. The building will contain a total of 30 apartments including the 10 existing apartments. Other proposed improvements including landscaping, parking restriping and construction of a ground floor patio deck. Property is located at 45 Church Street and is within the V-C Zoning District.
  2. **Application 217-39 –FRONTIER GLENVILLE LLC and CHICK-FIL-A, INC., 66 High Ridge Road– Text Change**, To Amend Section 85.3 (Restaurant, Fast Food), Section 12 (D) (7) and Appendix A-Table II.
- Start Time**  
**7:30pm**

3. **Application 217-40 – FRONTIER GLENVILLE LLC and CHICK-FIL-A, INC., 66 High Ridge Road- Special Exception and Site & Architectural Plans and/ or Requested Uses**, Proposing to construct a 4,997 sq.ft. (Chick-Fil-A) fast food restaurant with a drive-thru. Property is located within the C-N Zoning District.

**Start Time**  
**8:15pm**

4. **Application 218-19 – FDAP 873 LENNAR MULTI FAMILY COMMUNITIES, LLC, 885 Washington Boulevard (currently known as 873 Washington Boulevard), Site and Architectural Plans and/or Requested Uses, Special Exception and Coastal Site Plan Review** The Applicants propose demolishing the existing building and redeveloping the property with a mixed-use building containing 414 apartments, 444 parking spaces and 19,333 sf of ground floor retail space as well as site improvements.

### **REGULAR MEETING**

### **PENDING APPLICATIONS**

**Start Time**  
**9:00pm**

1. **Application 217-17 RICHARD W. REDNISS (22 1<sup>st</sup> Corp), 22 First Street, Stamford, CT Change,**
2. **Application 217-45 – 45 CHURCH STREET PROPERTIES LLC, 45 Church Street, Site and Architectural plans and/or requested uses and Special Exception,**
3. **Application 217-39 –FRONTIER GLENVILLE LLC and CHICK-FIL-A, INC., 66 High Ridge Road– Text Change**
4. **Application 217-40 – FRONTIER GLENVILLE LLC and CHICK-FIL-A, INC., 66 High Ridge Road- Special Exception and Site & Architectural Plans and/ or Requested Uses**
5. **Application 218-19 – FDAP 873 LENNAR MULTIFAMILY COMMUNITIES, LLC, 885 Washington Boulevard (currently known as 873 Washington Boulevard), Site and Architectural Plans and/or Requested Uses, Special Exception and Coastal Site Plan Review**

### **ADMINISTRATIVE REVIEW**

**Start Time**  
**10:00pm**

1. **Application 216-26 – RBS Americas Property Corp & City of Stamford, 600 Washington Blvd & 888 Washington Blvd, Special Exception, General Development and Costal Site Plan Review,** – requesting approval of Special Exception, General Development and Costal Site Plan Review for the development of two residential buildings consisting of 456 units and 567 parking spaces as well as associated site improvements. Also approximately 38,389 square feet along the river will be dedicated as public access space to facilitate the expansion of Mill River Park. *(Requesting modification of the CSPR approval)*

Start Time  
10:15pm

2. **Application 218-07 – PAUL SHORTT on BEHALF OF KIND CARE, LLC, 806 East Main Street- Special Exception.** Applicant is seeking a Special Exception to operate a medical marijuana dispensary at 806 East Main Street. Property is in located the C-N Zone. *(Requesting approval to change the location of the approve site to another site within the same shopping center)*

**ADJOURNMENT**

Zbagenda 5072018