

**STAMFORD PLANNING BOARD
DRAFT MINUTES - TUESDAY, NOVEMBER 23, 2021
SPECIAL JOINT MEETING WITH ZONING BOARD
VIA THE INTERNET & CONFERENCE CALL
6:30 P.M.**

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Web Meeting Ground Rules:

- *The meeting shall be recorded and the video shall be posted on the City of Stamford website*

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- *This meeting is not a public hearing.*

SPECIAL MEETING PRESENTATION:

Stamford Housing Affordability Study: HR&A Advisors, Inc., the consultants for the *Stamford Housing Affordability Study*, are in the process of completing the study and they will be presenting their draft findings to the Zoning Board and Planning Board.

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair and Michael Buccino. Alternate: Stephen Perry. Absent: Jennifer Godzeno, Secretary & Voting Member; Michael Totilo, Voting Member and William Levin, Alternate.

Stamford Zoning Board Members present were: Voting Members: David Stein, Chair & Affordable Housing Trust Fund Board of Trustees; William Morris, Secretary; Roseanne McManus and Roger Quick. Alternate: Richard Rosenfeld. Absent: Joanna Gwozdzowski, Voting Member and Sara Summons, Alternate.

Present for staff: Ralph Blessing, Land Use Bureau Chief and Vineeta Mathur, Acting Principal Planner.

Also present: Phillip Kash and Christiana Whitcomb, HR&A Advisors, Inc.

Ms. Dell called the meeting to order at 6:37 p.m. for the Planning Board and introduced the members of the Board.

Ms. Dell thanked Ms. Mathur for putting this meeting together and thanked Mr. Blessing for attending.

Mr. Stein called the meeting to order at 6:40 p.m. for the Zoning Board and introduced the members of the Board present.

Mr. Stein introduced Mr. Blessing.

Mr. Blessing made brief comments providing some background information and details on the study then turned the meeting over to HR&A Advisors, Inc.

Mr. Stein announced that Richard Rosenfeld was in attendance via phone.

Ms. Dell stated Ms. Whitcomb should make her presentation and to hold questions to be asked at the end.

Mr. Tepper announced he may have to leave the meeting a little early but would watch the video to review what was missed.

Mr. Kash asked if anyone had any questions to put them in the chat and they would come back to all questions at the end.

Mr. Kash and Ms. Whitcomb made a presentation providing background information on HR&A Advisors, Inc. and details on the Study findings followed by questions from both Boards and an extensive discussion on the Study with additional comments provided from Mr. Blessing and Ms. Mathur.

There being no further business to come before the Boards, Ms. Dell and Mr. Stein adjourned the meeting at 8:31 p.m.

Respectfully Submitted
November 29, 2021

Theresa Dell, Chair
Stamford Planning Board

NOTE: These proceedings were recorded on video and are available for review on the Planning Board website at http://cityofstamford.granicus.com/ViewPublisher.php?view_id=20