

**STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, FEBRUARY 8, 2022
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
6:30 p.m.**

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/84655834944>

Meeting ID: 846 5583 4944
Passcode: 498291

Web & Phone Meeting Instructions:

- If your computer/smartphone has mic and speaker then:
Type in, paste or click the following link: **<https://us02web.zoom.us/j/84655834944>**; **OR**
- If not, then **Call-in** using the **phone number & password** provided above.
- Sign-up for Planning Board meeting updates by emailing **lcapp@stamfordct.gov**.

Web Meeting Ground Rules:

- The meeting shall be recorded and the video shall be posted on the City of Stamford website **http://cityofstamford.granicus.com/ViewPublisher.php?view_id=8**
- The Planning Board shall moderate the audio for attendees.
- Attendees shall be on mute and will be unmuted when called to speak by the Planning Board members.
- Applicants will have 20 minutes to make their presentation.
- Any applicant wishing to submit written testimony can send it prior to the meeting to **lcapp@stamfordct.gov** or submit through a Chat message to the Planning Board Chair during the meeting.

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Jennifer Godzeno, Secretary; Michael Buccino and Michael Totilo. Alternates: William Levin and Stephen Perry. Present for staff: Vineeta Mathur, Principal Planner and Anthony Romano, Management Analyst, Office of Policy & Management.

Ms. Dell called the meeting to order at 6:33 p.m., introduced the members of the Board and staff present.

Ms. Dell introduced the first item on the agenda.

PLANNING BOARD MEETING MINUTES:

January 25, 2022: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of January 25, 2022; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Perry, Tepper and Totilo). (Mr. Buccino and Mr. Levin were ineligible to vote as they were absent at the January 25, 2022 meeting.)

CAPITAL BUDGET:

In accordance with Section C-611.3 of the Stamford Charter, the Stamford Planning Board will have final deliberations and vote on the Transmittal Letter and the recommended Capital Budget for 2022-2023 and Capital Plan for 2023-2029.

Ms. Dell thanked the Board and Mr. Romano for all their hard work.

Ms. Dell called for any comments before voting; there was no response. Ms. Dell requested everyone, including Alternates, to vote on the Capital Budget.

Mr. Levin requested that Ms. Dell briefly go over the changes made from the January 25, 2022 meeting.

After review of the changes made and final comments, Ms. Dell called for a motion to accept the Capital Budget for 2022-2023 and Capital Plan for 2023-2029. Mr. Tepper made a motion to accept the Capital Budget for 2022-2023 and Capital Plan for 2023-2029; Mr. Buccino seconded the motion and passed unanimously with all members present accepting the Capital Budget for 2022-2023 and Capital Plan for 2023-2029, 7-0 (Dell, Buccino, Godzeno, Levin, Perry, Tepper and Totilo) and eligible members voting to accept, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo)

Ms. Dell introduced the Transmittal Letter for vote and explained that the figures on the first page were changed by Mr. Romano and figures on the subsequent pages were changed to coincide with the changes on Page 1.

Ms. Dell requested Mr. Romano read the language added to the Tier 4 description, as follows:

Due to the City's capital budget constraints, the Planning Board decided not to fund these projects during the 2022-2023 fiscal year. The Planning Board also determined that several projects placed in tier 4 are important to the city but decided not to recommend adding additional funding during this budget year as significant balances are still in those projects. Department's should be asked why the approved funding balances were not used on these projects.

Ms. Dell explained that this was the most diplomatic way to address Ms. Godzeno's concerns and stated the rest of the Transmittal Letter remained the same except for the change of the figures as stated.

Ms. Dell called for a motion to accept the Transmittal Letter to the Mayor. Mr. Buccino made a motion to accept the Transmittal Letter to the Mayor; Mr. Tepper seconded the motion and passed unanimously with all members present accepting the Transmittal Letter to the Mayor, 7-0 (Dell, Buccino, Godzeno, Levin, Perry, Tepper and Totilo) and eligible members voting to accept, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo)

Ms. Dell stated the Capital Budget and Transmittal Letter have been accepted and will be forwarded to the Mayor.

Ms. Dell thanked Mr. Romano and Jay Fountain, former Director, Office of Policy & Management, for all their hard work and for attending all the meetings.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

- 1. BOARD OF EDUCATION - DISTRICT WIDE RENOVATION ASSESSMENT - PROJECT #C5B218 - TOTAL REQUEST \$150,000.00:** Prepare education specifications, concept planning, layout and cost estimating for "New Construction" related to *Northern School*. Education specifications, concept planning, layout and cost estimating will be utilized to submit applications to the State for grant fund reimbursements.

Kevin McCarthy, Director of Facility Operations, Stamford Public Schools, made a brief presentation.

After a brief discussion, Mr. Totilo recommended approval of the Board of Education - District-wide Renovation Assessment - Project #C5B218 with a Total Request of \$150,000.00 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

2. **BOARD OF EDUCATION - DISTRICT WIDE RENOVATION ASSESSMENT - PROJECT #C5B218 - TOTAL REQUEST \$150,000.00:** Prepare education specifications, concept planning, layout and cost estimating for “New Construction” related to *South End School*. Education specifications, concept planning, layout and cost estimating will be utilized to submit applications to the State for grant fund reimbursements.

Kevin McCarthy, Director of Facility Operations, Stamford Public Schools, made a brief presentation explaining that Administration had decided to **WITHDRAW** this request to further assess potential sites in the South End and will possibly be brought back at the end of the month.

3. **BOARD OF EDUCATION - 229 NORTH STREET - PROJECT #CP1463 - TOTAL REQUEST \$14,700.00:** Eversource Energy efficiency incentive received for the project done at 229 North Street for the Anchor Program.

Kevin McCarthy, Director of Facility Operations, Stamford Public Schools, made a brief presentation.

Mr. Tepper asked to have it stated for the record that this request is appropriating funds which have been given to the City and not the use of City resources.

After a brief discussion, Mr. Tepper recommended approval of Board of Education - 229 North Street - Project #CP1453 - Total Request of \$14,700.00 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

4. **TRAFFIC ENGINEERING - CITYWIDE SIGNALS - PROJECT#C56174 - TOTAL REQUEST \$106,000.00:** [a] The \$100,000.00 contribution is to be used for traffic signal improvements in the vicinity of the development at 1315 Washington Boulevard as part of their Zoning requirements for ZB Application Nos. 217-03 & 217-04. [b] The \$6,000.00 contribution is for traffic signal safety upgrades at the intersection of West Main Street (Route No. 1) and Stillwater Avenue as part of the Zoning requirement for 57 Stillwater Avenue.

Frank Petise, Acting Transportation Bureau Chief, made a presentation and answered questions from the Board.

After a brief discussion, Ms. Godzeno recommended approval of Traffic Engineering - Citywide Signals - Project #C56174 - Total Request of \$106,000.00 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter and finds this request to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #222-01 - CITY OF STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. - Text Change:** Applicant is proposing, as part of the Omnibus Text Changes, Clean-up 3, which proposes to reorganize the City of Stamford Zoning Regulations, clarify certain definitions and procedures and to update and add new definitions, procedures and Zoning districts and delete certain sections.

NOTE: The Planning Board attended the Zoning Board meeting held on Monday, February 7, 2022 where a joint discussion took place on this application.

After considerable discussion, Mr. Tepper made a motion to ***TABLE ZB Application #222-01*** to the February 22, 2022 meeting allowing Ms. Mathur to provide a detailed written summary pertaining to questions and concerns posed by Ms. Dell, Mr. Tepper and Mr. Perry; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

2. **ZB APPLICATION #222-02 - PABLO DE MIGUEL IGLESIAS - 953 HOPE STREET - Special Permit:** Applicant is proposing exterior improvements to consist of new metal cladding over existing brick covering approximately 40% of the existing façade and a new 8 ft. x 8 ft. opening on the west façade facing Hope Street. The site is in the Village Commercial (V-C) District.

The Village Commercial regulations require any modifications to the building façade, which exceed 30% of the façade area, to request a Special Permit. The applicant proposes to renovate the existing convenience store associated with the gas station. Façade improvements proposed cover approximately 40% of the building façade, therefore, necessitating a Special Permit. The applicant proposes to add aluminum panels and painted concrete masonry unit along with addition of signage.

Ms. Mathur made a presentation proving additional details on the application and answered questions from the Board.

After a brief discussion, Ms. Godzeno recommended **approval** of ***ZB Application #222-02*** and that this request is compatible with the neighborhood and consistent with Master Plan Category #6 (Commercial - Arterial); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Perry, Tepper and Totilo).

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- February 22, 2022
- March 8, 2022

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:36 p.m.

Respectfully Submitted

February 11, 2022

Jennifer Godzeno, Secretary
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