

**STAMFORD PLANNING BOARD  
APPROVED MINUTES - TUESDAY, APRIL 12, 2022  
REGULAR MEETING  
VIA THE INTERNET & CONFERENCE CALL  
6:30 p.m.**

**JOIN ZOOM MEETING**  
**<https://us02web.zoom.us/j/88333391885>**

**Meeting ID: 883 3339 1885  
Passcode: 019572**

**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/88333391885>**; **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](mailto: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](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](mailto:lcapp@stamfordct.gov)** or submit through a Chat message to the Planning Board Chair during the meeting.

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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair and Jennifer Godzeno, Secretary. Alternates: William Levin and Stephen Perry. Absent: Michael Buccino and Michael Totilo, Voting Members. Present for staff: Sandy Dennies, Director of Administration; Ralph Blessing, Land use Bureau Chief, Vineeta Mathur, Principal Planner.

Ms. Dell called the meeting to order at 6:30 p.m. and introduced the members of the Board and staff present.

Ms. Dell introduced the first item on the agenda.

**PLANNING BOARD MEETING MINUTES:**

**March 29, 2022:** After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of March 29, 2022; Mr. Levin seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Perry and Tepper).

**REQUEST FOR AUTHORIZATION:**

- 1. PURCHASE & SALE AGREEMENT - 35 CRESCENT STREET:** Purchase & Sale Agreement by and between the City of Stamford and Crescent Housing Partners, LLC for the purchase of property together with equipment and other personal property, if any, all in as-is condition located on property known as 35 Crescent Street, Stamford, CT for the purchase price of \$5,961,240.00. The purchase price is comprised of (i) a \$700,000.00 cash payment and (ii) \$5,261,240.00 worth of consideration in lieu of cash for developing the property for affordable housing pursuant to the City's RFP and Crescent Housing Partners' proposal.

Ms. Dennies made comments providing some background information on the negotiations leading to the Purchase & Sale Agreement.

Mr. Blessing made a presentation on the RFP process including details on the renovation of the Glenbrook Community Center and answered questions from the Board.

Todd McClutchy and John McClutchy, JHM Financial, also made brief comments.

After a brief discussion, Ms. Godzeno recommended approval of the Purchase & Sale Agreement by and between the City of Stamford and Crescent Housing Partners, LLC with a purchase price of \$5,961,240.00 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 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. Perry seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Perry and Tepper).

- 2. TRIENNIAL LIST (*Tabled From November 16, 2021*):** In accordance with Section §9-4 of the City Code of Ordinances, the Director of Administration has submitted a list of real property owned and leased by the City (the Triennial List) to the Planning Board, the Board of Finance and the Board of Representatives for review with the objective of recommending future use or disposal of unused properties.

Ms. Dennies made a presentation and answered questions from the Board.

After some discussion, Ms. Dell asked Ms. Dennies to provide a listing of the properties spoken about which the City is interested in selling and provide a link to the website which gives the specifications of each property. It was agreed that a Special Meeting will be held specifically to discuss the Triennial List.

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

As per an email from the Office of Policy & Management dated April 12, 2022 at 11:39 a.m. all the Supplemental Capital Project Appropriation Requests below had been **Withdrawn** and were not heard at this meeting.

- 1. CAPITAL PROJECT CLOSEOUT RECOMMENDATION:** Pursuant to Stamford City Code Section 8-2, partial closeout of the following capital projects is being recommended:

Project No.	Project Name	Closeout Amount	Funding Source
CP8700	Lione Park Capital Upgrade	\$361,200.99	Bond (City)

2. **BARRETT PARK - PROJECT #001265 - TOTAL REQUEST \$610,000.00:** Demolition of existing playground; ADA compliant, 2-5 & 5-12 play areas that include poured-in-place (PIP) rubber safety surfacing; under-drainage for safety surfacing and drainage repair for wet area in playground area; grading plan; site fencing; walkway access and administrative oversight of contractor.
3. **NORTHROP PARK - PROJECT #001264 - TOTAL REQUEST \$550,000.00:** Demolition of existing basketball court; site work/drainage; installation of a new basketball court; walkway access; administrative oversight for contractor and final design and bid documents.

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #222-10 - MC-MYANO, LLC - 50 MYANO LANE - Special Permit:**  
Applicant is seeking a Special Permit approval pursuant to Section 4.B.9c and Section 7.4.D.3 to allow the 13th apartment (previously office space) to remain within the existing building. The existing building is located on the portion of the property within the R-5 Zone.

The requested Special Permit will legalize an existing studio unit in the building. No interior or exterior changes are proposed and the site has an abundance of parking. The legal addition of the unit will trigger a BMR requirement of 0.1 unit. Given the fractional requirement, the Applicant has requested a Special Permit to allow a fee-in-lieu payment of approximately \$4,537.00.

Jason Klein and Rachael Breslin, of Carmody Torrance Sandak & Hennessey, LLP, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Levin recommended **approval** of **ZB Application #222-10** and that this request is compatible with the neighborhood and consistent with Master Plan Category #3 (Residential - Low Density Multifamily); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Perry and Tepper).

*Mr. Blessing made a presentation on the following four Zoning Board applications.*

2. **ZB APPLICATION #222-11 - CITY OF STAMFORD ZONING BOARD - Map Change:**  
The City of Stamford Zoning Board is proposing a rezoning for properties surrounding the Mill River Park currently located in the R-5, R-MF, R-H, C-L, C-G, P-D, M-G & MR-D Districts to the proposed P, R-HD, MR-D & TCD-D Districts.

The proposed rezoning will update the zoning designation of the properties within Mill River Park to the Park Zoning District. The zoning designation of these properties reflect the commercial and residential uses, which existed prior to their acquisition by the City for park purposes. Some of the properties immediately surrounding the park are also included in the rezoning application where a mix of medium density districts are proposed to be changed to R-HD and MR-D districts, which have greater design controls and support walkable developments in the park's vicinity.

After a brief discussion, Mr. Levin recommended **approval** of **ZB Application #222-11** and that this request is compatible with the neighborhood and consistent with the 2015 Master Plan; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Perry and Tepper).

3. **ZB APPLICATION #222-12 - CITY OF STAMFORD ZONING BOARD - Map Change:**  
The City of Stamford Zoning Board is proposing a rezoning for properties currently located in the C-L, C-G & M-G Districts to the TCD-D (Transportation Center Design District). This rezoning will affect properties in Subarea A located between the Mill River to the west and Atlantic Street to the east.

The purpose of the three (3) Stamford Transportation Center rezoning applications (#222-12, #222-13 and #222-14) is to update the zoning to the south of the train station to be consistent with the newly mapped Master Plan Category #16 (Transit-Oriented Development District) for Subareas A, B and a portion of C and existing Master Plan Category #9 (Urban Mixed-Use) for the remainder of Subarea C. The rezoning facilitates implementation of the vision for this area identified in the South End Neighborhood Study. This area was identified for high-density mixed-use residential and office development in the Study. The proposed TCD-D and R-HD zoning district couple the added density and building height with greater design standards, sustainability standards, a higher BMR requirement (12%) in the case of TCD-D and other benefits such as publicly accessible amenity space requirement (R-HD). A detailed comparison of the development standards of the existing and proposed zoning districts is provided in the zoning comparison chart provided in the application materials.

Subarea A comprises primarily of state owned property including the highway, railroad, train station and state garage. These areas are currently zoned C-L, C-G and M-G. The proposed rezoning to TCD-D will allow additional uses and density for state owned properties if they are redeveloped in the future. No development site is identified at this time given the state control of the land.

After a brief discussion, Ms. Godzeno recommended **approval** of **ZB Application #222-12** with the recommendation that when zoning text is amended in the future, the Zoning Board consider allowing hotels by Special Permit in the TCD-D district and the increasing the BMR requirement to 15% in Master Plan Category #16. This request is compatible with the neighborhood and consistent with Master Plan Category #16 (Transit-Oriented Development District); Mr. Perry seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Perry and Tepper).

#### **4. ZB APPLICATION #222-13 - CITY OF STAMFORD ZONING BOARD - Map Change:**

The City of Stamford Zoning Board is proposing a rezoning for properties currently located in the M-L, M-G & R-MF Districts to the TCD-D (Transportation Center Design District). This rezoning will affect properties in Subarea B located between Atlantic Street and Pacific Street.

Subarea B located between Atlantic and Pacific Street and north of Henry Street is currently in the M-L and M-G district with a sliver located in the R-MF zoning district. The rezoning to TCD-D will facilitate potential redevelopment of existing vacant and underused industrial/commercial land on either side of Dock Street through land assemblages. The proximity to the train station along make these site ideal for higher densities permitted by TCD-D district compared to current zoning.

After a brief discussion, Mr. Levin recommended **approval** of **ZB Application #222-13** with the recommendation that when zoning text is amended in the future, the Zoning Board consider allowing hotels by Special Permit in the TCD-D district and the increasing the BMR requirement to 15% in Master Plan Category #16. This request is compatible with the neighborhood and consistent with Master Plan Category #16 (Transit-Oriented Development District); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Perry and Tepper).

**5. ZB APPLICATION #222-14 - CITY OF STAMFORD ZONING BOARD - Map Change:**

The City of Stamford Zoning Board is proposing a rezoning for properties currently located in the M-L & M-G Districts to the R-HD (Residential High-Density District). This rezoning will affect properties in Subarea C located east of Pacific Street.

Subarea C includes the area between Pacific and Canal Streets north of Market Street and is proposed to be rezoned to R-HD (Residential High-Density District), as defined in Section 4.B.11 of the Zoning Regulations. R-HD Districts are primarily residential districts with neighborhood commercial uses only allowed on the ground floor along dedicated commercial streets.

After a brief discussion, Mr. Tepper recommended **approval** of **ZB Application #222-14** with the recommendation that the Zoning Board consider increasing the BMR requirement to 15% BMRs in Master Plan Category #16. This request is compatible with the neighborhood and consistent with Master Plan Category #9 (Urban Mixed-Use) and Master Plan Category #16 (Transit-Oriented Development District); Mr. Perry seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Perry and Tepper).

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- April 19, 2022 (ZB Applications #222-03 & #222-04 - 441 Canal Street)
- April 26, 2022

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:55 p.m.

Respectfully Submitted

April 18, 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](http://cityofstamford.granicus.com/ViewPublisher.php?view_id=20)