

**STAMFORD PLANNING BOARD  
APPROVED MINUTES - TUESDAY, APRIL 19, 2022  
REGULAR MEETING  
VIA THE INTERNET & CONFERENCE CALL  
6:30 p.m.**

**JOIN ZOOM MEETING**  
<https://us02web.zoom.us/j/85633278065>

*Meeting ID: 856 3327 8065  
Passcode: 290583*

**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/85633278065>; **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; Jennifer Godzeno, Secretary and Michael Totilo. Alternate: William Levin. Absent: Michael Buccino, Voting Member and Stephen Perry, Alternate. Present for staff: 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:**

**April 12, 2022:** After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of April 12, 2022; Ms. Godzeno seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Godzeno, Levin and Tepper). (Mr. Totilo was ineligible to vote as he was absent at the April 12, 2022 meeting.)

Ms. Dell stated as there are only two items on the agenda, she would read each item into the record, Mr. William Hennessey, of Carmody Torrance Sandak & Hennessey, LLP, will make a presentation and the Planning Board would then vote on each item separately.

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #222-03 - FIRST NATIONAL JOINT VENTURE, LLC & CANAL STREET FUND, LLC - 0 (001-7722) CANAL STREET, 441 & 481 CANAL STREET AND 50 JOHN STREET - Map Change:** Applicant is proposing a rezoning of the property from M-G (General Industrial District) Zone to R-HD (Residential-High Density Multifamily District) Zone.
2. **ZB APPLICATION #222-04 - FIRST NATIONAL JOINT VENTURE, LLC & CANAL STREET FUND, LLC - 0 (001-7722) CANAL STREET, 441 & 481 CANAL STREET AND 50 JOHN STREET - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:** Applicant is proposing the construction of a mixed-use building consisting of 401 apartments, ground floor retail space, amenity space, 429 parking spaces and associated landscaping and site improvements.

The related applications for Zoning Map Change (M-G to R-HD), Special Permit, Site & Architectural Plan and/or Requested Uses and Coastal Site Plan Review will together facilitate the redevelopment of the 2.23 acre parcel on Dock Street (b/w John Street and Canal Street) with a mixed use building with 401 dwelling units, residential amenities, 7000 sq. ft. of retail space and parking and site improvements. The development lies within Master Plan Category #9 (Urban Mixed-Use) and is consistent with the goals and policies for this category and the recommendations of the South End Neighborhood Study. The development will contain a mix of studio (31), one-bedroom (276), two-bedroom (61), three-bedroom (28) and duplex (5) apartments. The project generates a significant BMR requirement of 40.1 units. While the Applicant currently proposes on-site BMR units, they are working with the South End NRZ to come up with alternate means of provision of BMRs. The project has been thoughtfully designed with special emphasis on ground level uses, wide public sidewalks, high quality building materials and use of landscaping and hardscape to create an inviting public space at the intersection of John Street and Dock Street. Staff recommends approval of this application, which is compatible with the neighborhood and consistent with Master Plan Category #9 (Urban Mixed-Use).

Mr. Hennessey, along with Lisa Feinberg, of Carmody Torrance Sandak & Hennessey, LLP, made a presentation and answered questions from the Board.

Also in attendance were Ed Shim, HLW; Ikue Sone, HLW; Brian McMahon, Redniss & Mead; Neil Olinski, SLR; Noah Davis, Heyman Properties; Kathy Rorick, Heyman Properties; Jack McNamara, Heyman Properties and Brian Flanagan, Sterling Project Development.

After some discussion, Mr. Totilo recommended **approval** of **ZB Application #222-03** and that this request is compatible with the neighborhood and consistent with Master Plan Category #9 (Urban Mixed-Use); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).

After some discussion, Mr. Levin recommended **approval** of **ZB Application #222-04** with a strong recommendation the Zoning Board consider raising the BMRs to 50% and 65% of AMI and be onsite instead of receiving a fee-in-lieu payment for possible placement at other sites and that this request is compatible with the neighborhood and consistent with Master Plan Category #9 (Urban Mixed-Use); Ms. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).

**OLD BUSINESS:**

Ms. Dell mentioned an article in the paper regarding the selling of recreational marijuana in Stamford. The article had a line that stated she would not have voted for it. Ms. Dell clarified that the quote was not entirely correct and that Ms. Dell thought there should be more restrictions on personal marijuana than the selling of medical marijuana and the paper did not call her and ask for any input for the article.

Mr. Levin asked about the status of the B&S Carting site.

Ms. Dell stated the courts did rule in favor of BLT that the signatures on petitions submitted were not proper so BLT can move forward since the Planning and Zoning Boards did approve their application. Ms. Dell asked Ms. Mathur to confirm for the next meeting.

Ms. Dell also mentioned that Lifetime Fitness may still be in litigation. Ms. Dell asked Ms. Mathur to also confirm that for the next meeting.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- April 26, 2022
- May 10, 2022

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:48 p.m.

Respectfully Submitted  
April 21, 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)