

**STAMFORD PLANNING BOARD
APPROVED MINUTES - REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, JUNE 28, 2022
6:30 P.M.**

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/81633649029>

Meeting ID: 816 3364 9029
Passcode: 259006

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/81633649029>; **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 (Left meeting at 7:50 p.m.); Michael Buccino and Michael Totilo. Alternates: William Levin and Stephen Perry. Present for staff: Ralph Blessing, Land Use Bureau Chief; Anthony Romano, Management Analyst, Office of Policy & Management; Vineeta Mathur, Principal Planner and Lindsey Cohen, Associate 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:

June 14, 2022: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of June 14, 2022; Mr. Buccino seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Tepper and Totilo). (Ms. Godzeno was ineligible to vote as she was absent at the June 14, 2022 meeting)

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **BARRETT PARK - PROJECT #001265 - TOTAL REQUEST \$500,000.00 (STATE GRANT):**
Demolition of existing playground. ADA compliant, 2-5 & 5-12 play areas that include poured-in-place rubber safety surfacing; under-drainage for safety surfacing and drainage repair for wet area in playground area, grading plan, site fencing and walkway access. Administrative oversight of contractor.

Anthony Romano, Management Analyst, Office of Policy & Management, made a brief presentation and answered questions from the Board.

After a brief discussion, Ms. Godzeno recommended approval of Barrett Park - Project #00126 with a Total Request of \$500,000.00 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. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

REQUEST FOR AUTHORIZATION

1. **FIRST AMENDMENT TO LEASE BETWEEN OUR LADY STAR OF THE SEA and THE CITY OF STAMFORD:** The Lease was entered into on November 17, 2017 for property located at 1170 Shippan Avenue, Stamford, CT. The Premises currently leased consists of 10,885 sq. ft. to be used on a year-round basis and Additional Premises of 5,615 sq. ft. to be used for the summer only. The current lease expires on June 30, 2022. The parties have mutually agreed to extend the Lease for an additional five (5) years and increase the size of the Premises (and thereby reduce the size of the Additional Premises) by 1,872 sq. ft. The term of the Lease will commence on July 1, 2022 and expire on June 30, 2027. The Base Rent over the term of the lease will be \$1,077,583.79 and the Additional Premises Rent over the term of the lease will be \$52,695.21.

Burt Rosenburg, Assistant Corporation Counsel; along with Scott Kassouf, Assistant Superintendent of Recreation, and Michael Hanna, Attorney representing Our Lady Star of the Sea, made a presentation and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended approval of the First Amendment to Lease between Our Lady Star of the Sea and The City of Stamford 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. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

2. **TRIENNIAL LIST (*Continued From June 14, 2022*):** 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. The following two (2) properties listed will be discussed:

Ralph Blessing, Land Use Bureau Chief, made a presentation providing background information and details on each parcel and answered questions from the Board.

- A. **0 Haig Avenue:** Building on the northeast corner of Haig & Crestview Avenues (1.63 acres). Formerly the Police/Civil Defense building (165 Haig Avenue). To be sold with the requirement to maintain/restore historic building.

The City seeks to sell the roughly 0.59 acre portion of the property, which houses the building and the parking lot for multifamily housing. The following steps are required in advance of the sale of the property:

- Subdivision of property - The City to initiate and complete the subdivision process. A draft map was prepared in conjunction with the previous proposal and depicted the lot line just north of the former Police/Civil Defense Building.
- City to issue Request for Proposal (RFP) - A new RFP will be issued, which would solicit proposals for multifamily housing. The RFP would include conditions including the requirement to preserve the historic building on the site and the maximum number of units to be created.

After the selection of a proposal, the following process steps will be needed:

- Land Disposition Agreement - To be approved by Planning Board, Board of Finance and Board of Representatives
- Zoning Board Application for historic bonus - In order to permit multifamily use of the building, the developer would need to seek a Special Permit under Section 7.3. The conversion of the 5,568 sq. ft. gross floor area would permit a maximum of seven (7) dwelling units based on the conversion factor of 800 sq. ft. of gross floor area per unit. The Special Permit will require a Planning Board recommendation as well as final approval by the Zoning Board.

After considerable discussion, Mr. Buccino recommended postponing this item to a future meeting in order to get clarification from the Board of Representatives, Land Use Committee, as to why they decided to keep the existing building and allow a multiple family dwelling in an R-10 (single-family) zone. Also, to gather additional information from the Historical Preservation Advisory Commission and Sandy Dennies, Director of Administration, to explore alternative uses for the building and the property. Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

B. 0 Hunting Ridge Road: Vacant parcel between 619 & 667 Hunting Ridge Road (0.74 acres). Parcel to be sold as a buildable lot for a single-family home.

The City has the ability to sell this property for single-family residential use even though the property is non-conforming with respect to minimum lot size for the RA-1 Zoning district. Section 7.I of the Zoning Regulations quoted below allows for such lots to be developed as long as all other current Zoning requirements such as setbacks, building coverage, height etc. are met. The construction of the house will not require a Variance.

The initial recommendation for sale to abutters was based on the assumption that the City may not want to sell a sub-standard lot. The sale as a developable lot is likely to be more profitable for the City compared to sale to abutters.

“Section 7.I [LOTS NOT MEETING MINIMUM LOT SIZE REQUIREMENTS]

Any parcel of land with an area or a width less than that prescribed for a Lot in the district in which such Lot is situated, which parcel was under one ownership at the time of the adoption of this Regulation when the owner thereof owns no adjoining land, may be used as a Lot for any purpose permitted in the district, provided that all other regulations prescribed for the district by these Regulations shall be complied with.”

After some discussion, Mr. Tepper recommended approval of the sale of 0 Hunting Ridge Road with the condition this parcel be sold as a buildable lot for a single-family dwelling 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. Buccino 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 #222-22 - MARTIN ROTH - 56 EUCLID AVENUE - Text Change:** To add a definition of Propane Filling Station to Section 3.B and add this use to Appendix A, Table II, Item 153.5 (Propane Filling Station) along with a footnote regarding location limitations and renumber the footnotes for Table II accordingly.

A Propane Filling Station is currently only permitted in industrial zoning districts. This limits the location of the use within the City and is also not conducive to the customer base of the filling stations which includes both residential and business users. The proposed Text Change would allow the use in commercial districts in addition to the industrial districts thus facilitating an increase in eligible locations and address the shortage of filling stations in Stamford. All industrial or commercial sites will be required to have a minimum 10,000 sq. ft. lot area facilitating adequate setbacks and parking. The sites in commercial districts will be required to have frontage on a State or Interstate highway, be located within 500 sq. ft. of an exit to I-95 and not abut a residentially zoned property. This provision ensures good access to this use and narrows the eligible sites within the commercial districts.

Ms. Mathur made some introductory comments.

John Leydon, Esq., representing the applicant, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended **approval** of ***ZB Application #222-22*** and that this request is compatible with the neighborhood and consistent with Master Plan Category #3 (Residential - Low Density Multifamily); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Perry, Tepper and Totilo).

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #020-22 - JAMESON RILEY representing 747 EAST MAIN STREET, LLC - 737 & 747 EAST MAIN STREET - Motor Vehicle:** Applicant is seeking to open and operate a new motorcycle dealership at this commercial property site previously used as a Mazda dealership.

A Motor Vehicle approval is sought to allow the change of the existing car dealership to a motorcycle dealership. Proposed improvements to the building include new stucco veneer, metal canopy, door and signage. The parking area located at 737 East Main Street is proposed to receive minimal changes including painting of two handicap parking spaces. Route 1 is developed with a mix of commercial and residential uses including multiple vehicle dealerships.

After a brief discussion, Mr. Levin recommended **approval** of ***ZBA Application #020-22*** and that this request is compatible with the neighborhood and consistent with Master Plan Category #9 (Urban Mixed-Use); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Levin, Tepper and Totilo).

OLD BUSINESS:

None.

NEW BUSINESS:

Ms. Dell asked Ms. Cohen if she would like to provide some background information on herself and she did so.

Next regularly scheduled Planning Board meetings are:

- ***NO MEETINGS IN JULY - PLANNING BOARD ON HIATUS***
- August 9, 2022 (*IF NEEDED*)
- August 30, 2022 (*IF NEEDED*)

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:05 p.m.

Respectfully Submitted
June 30, 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