

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

**JOIN ZOOM MEETING**  
**<https://us02web.zoom.us/j/81150389361>**

*Meeting ID: 811 5038 9361*  
*Passcode: 560284*

**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/81150389361>; **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; Michael Buccino and Michael Totilo. Alternates: William Levin and Stephen Perry. Present for staff: Ralph Blessing, Land Use Bureau Chief; 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:**

**August 9, 2022:** After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of August 9, 2022; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

1. **CITYWIDE SIGNALS - PROJECT #C56174 - TOTAL REQUEST \$102,542.63:** Funding for traffic signal infrastructure improvements related to development.

The City is seeking approval to appropriate \$102,542.63 for three signal projects. The first is a traffic signal improvement at West Avenue and Selleck Street using \$20,000 from private contributions. The second is a traffic signal design on East Main Street using \$27,542.63 from a private contribution from World Wrestling Entertainment, Inc. The third project includes signal and intersection improvements on Greyrock Place using \$55,000 from a private contribution from RMS.

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

After a brief discussion, Mr. Tepper recommended approval of the Citywide Signals - Project #C56174 with a Total Request of \$102,542.63 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; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

**2. JOHN BOCCUZZI PARK-PHASE 2 - PROJECT #012662 - TOTAL REQUEST \$3,622,150.00:**

The City of Stamford has received bond grant funding from the National Fish & Wildlife Foundation passed through to the Connecticut Department of Energy & Environmental Protection (CT DEEP) for multi-use field/event space, new tennis and basketball courts, splash pad, water play area, additional parking, dog run, and landscaping activities in Boccuzzi Park. Grant funds are approved for \$1,811,075.00 with a 1:1 match requirement for the project.

Ms. Dell stated a letter was received from Sue Halpern, President, South End NRZ, in favor of the project but posing questions on the remediation of contaminated soil and the status of that remediation.

Lou Casolo, Engineering Bureau Chief/City Engineer, made a presentation providing details on the project and addressing the remediation of contaminated soil and answered questions from the Board.

After a brief discussion, Mr. Buccino recommended approval of John Boccuzzi Park-Phase 2 - Project #012662 with a Total Request of \$3,622,150.00 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. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

**3. BOARD OF EDUCATION DISTRICT-WIDE RENOVATION ASSESSMENT - PROJECT #C5B218 - TOTAL REQUEST \$400,000.00:**

Request for additional appropriation for Capital Project (#C5B218) to prepare educational specifications, concept planning, layout, and cost estimating for major construction (new construction, renovate as new or alterations and expansions) at Turn of River Middle School, Rippowam Middle School, KT Murphy Elementary, and 83 Lockwood Avenue. Educational specifications, concept planning, layout, and cost estimating will be utilized to determine the type of construction at each site and to submit applications to the State for grant fund reimbursements. Grants submissions for 2023 are outlined on the Board of Education Long Term Master Plan for Turn of River Middle School, Rippowam Middle School, KT Murphy Elementary, and 83 Lockwood Avenue. Revenue source is BOE Surplus via Capital, Non-Recurring.

Kevin McCarthy, Facilities Manager, Stamford Public Schools, made a brief presentation and answered questions from the Board.

After a brief discussion, Ms. Godzeno recommended approval of the Board of Education District-Wide Renovation Assessment - Project #C5B218 with a Total Request of \$400,000.00 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).

### **PLANNING BOARD REVIEW:**

- PETITION REVIEW POLICY:** The Planning Board will review the procedural guidelines for reviewing petitions appealing Zoning Board or Planning Board decisions. (NOTE: The Planning Board reviewed the most up-to-date version of the Petition Review Policy document that may be amended through August 30, 2022 and afterward.)

Given recent petitions for referrals to the Board of Representatives, the Land Use Bureau has outlined the policy for the Planning Board and Zoning Board (the “Boards”) to evaluate the petitions. The policy in front of the Boards has been reviewed by the Law Department and found consistent with the provisions of the Charter and recent Supreme Court decisions for petitions filed with the Land Use Boards for appeals to the Board of Representatives.

Ms. Dell noted that a letter had been submitted by the Stamford Neighborhood Coalition signed by Barry Michelson and Michael Battinelli. Ms. Dell also stated the Policy was sent to the Law Department for review.

Ms. Dell introduced Ralph Blessing, Land Use Bureau Chief, and noted David Stein, Chair, Zoning Board, was in attendance.

Mr. Blessing made a presentation and answered questions from the Board.

Mr. Tepper made a motion to accept the Petition Review Policy as presented; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

### **ZONING BOARD REFERRALS:**

- ZB APPLICATION #222-28 - CITY OF STAMFORD ZONING BOARD - Text Change:** Applicant is proposing to amend Section 5.E Use Regulations to add definitions and regulations related to Accessory Dwelling Units (ADU), amend Section 4 District Regulations to add ADU as a permitted use, amend Appendix B, Table III and Appendix A, Table I to add ADU as a permitted use. (NOTE: The Planning Board reviewed the most up-to-date version of the ADU Text Change that may have been amended through August 30, 2022 and afterward.)

The City of Stamford Zoning Board proposes to amend Section 5.E Use Definitions to add definitions and regulations related to Accessory Dwelling Units (ADUs) to create new housing opportunities in the City of Stamford. ADUs are secondary residential units which include cooking facilities and are required to meet all building and health codes. The proposed text would allow ADUs to be added as detached or attached structures, or incorporated within the main house, all while remaining within the existing development rights for each property. Facilitating the construction of Accessory Dwelling Units was identified as one of the implementation strategies in the Stamford Housing Affordability Plan and also furthers the goals of the Stamford Master Plan to create venues for adding affordable housing in the City. All ADUs will require a Zoning Permit to ensure compliance with zoning requirements and sign off by other City agencies.

This proposal meets several goals of the Master Plan including the following:

3C.3: Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford.

6A.1: Balance new development with preservation of existing residential communities.

Ms. Dell noted numerous emails/letters were received regarding this application. Ms. Dell stated a majority of the correspondence received asked the Planning Board to opt-out of the Hartford provision. Ms. Dell explained it would be the Zoning Board who would make the decision to opt-out of the State regulations and the Planning Board has no participation in that decision. The only item the Planning Board would be considering here is the Text Change on the ADUs.

Ms. Dell then read into the record the names of residents who sent correspondence, which was distributed to the Planning Board, as follows:

- Shelly Michelson
- Karen Camporeale
- Carol Mandras
- Stamford Neighborhoods Coalition (Barry Michelson & Michael Battinelli)
- Judy Mazza
- Louis Perry
- Louise Andren
- Patricia Koproski
- Hugh McGoran
- Paula Waldman
- Sally Sacks
- Dan Lombardi, President, Hubbard Heights Association
- Robert Catino
- Anthony & Darlene Totilo
- Joseph & Linda Milano
- Jeffrey Gatz
- Maryann Dolan
- Andrew Krill
- William Young
- Jenny Colucci
- Candice Bryan
- Janet Sandor

Ms. Dell noted the following residents sent correspondence but was not distributed to the Board as they were received late:

- John & Susan Pace
- Kathy Carlucci
- Dale & Becky Hamman

Ms. Dell again stated the majority of the correspondence first requested the Planning Board opt-out and then provided opinions on the issue of ADUs and how the Text Change would affect the City.

Ms. Dell introduced Mr. Blessing to speak on this application.

Mr. Blessing made a presentation and answered questions from the Board.

After considerable discussion, Ms. Godzeno recommended **approval** of **ZB Application #222-28** with the recommendation the Zoning Board consider (a) Item No. 4: Lower lot area of at least 10,000 sq. ft. to be more consistent with the typical R-10 zone parcel; and (b) Item Nos. 5 and 6: Clarify the rationale of these occupancy and square footage thresholds. The Planning Board understands that the purpose of this Text Change and the September Public Hearing is to support the Zoning Board's intention to opt out of the Connecticut state-proposed regulations regarding ADUs, and instead adopt its own ADU regulations by or before January 1, 2023. Should the Text Change adoption be delayed beyond the September hearing, we recommend that State opt-out procedures begin immediately, alongside expeditious adoption of Text Changes to add ADUs to the zoning code. This request is compatible with the affected neighborhoods and consistent with the 2015 Master Plan; Mr. Tepper seconded the motion and passed unanimously with all members present voting, 7-0 (Dell, Buccino, Godzeno, Levin, Perry, Tepper and Totilo).

### **ZONING BOARD OF APPEALS REFERRALS:**

- 1. ZBA APPLICATION #022-22 - RAYMOND MAZZEO, REDNISS & MEAD representing YOUNG ISRAEL OF STAMFORD, INC. - 63 & 69 OAKLAWN AVENUE - Variances & Special Permit - Appendix A, Table 1, Use #11 and Section 19.C:** 69 Oaklawn Avenue contains an existing synagogue building with associated parking and driveways. 63 Oaklawn Avenue contains an existing single-family dwelling with detached garage and shed with associated driveway. Applicant is proposing to consolidate the two properties, demolish the existing structures and construct a new synagogue with associated parking, driveways, walkways and landscaping and is requesting several variances.

Raymond Mazzeo and Richard Redniss, Redniss & Mead, made a presentation providing details on each of the variances requested and answered questions from the Board.

The Applicant is seeking nine (9) interrelated variances for the purpose of redeveloping two lots as one combined lot with a larger synagogue building that will better serve the surrounding community. Below the variances are in three groups, each group with specific reasoning behind the requested variances.

- **19.C.2.e(4)** - Side yard setbacks of 21.9 ft. and 29.8 ft. in lieu of 40 ft. required.
- **19.C.2.e(5)** - Side yard buffer of 1.5 ft. and 2.2 ft. in lieu of 10 ft. required.
- **19.C.2.e(5)** - Building perimeter buffer.
- **12.C.1.a (Table 12.5)** - Minimum distance of surface Parking Area from Interior Lot Line of 2 ft. in lieu of 5 ft. required.
- **12.C.1.b (Table 12.6)** - To permit Parking Areas in: [a] Front Yard between the Building Lines, [b] Front Yard outside the Building Lines, and [c] Side Yards.

The subject properties are located in the R-7½ District that allows Religious Institutions, in this case a synagogue, by Special Permit. The requested side yard setbacks (21.9 ft. and 29.8 ft. in lieu of 40 ft. required) are compliant for permitted uses within this district but do not meet the setbacks required for Special Permit uses. In addition, the Applicant is requesting variance from side yard buffer (1.5 ft. and 2.2 ft. in lieu of 10 ft. required) and building perimeter buffer required for Special Permit uses. Greater than half (60%) of the combined lot area in the rear of the property is wetlands and cannot be developed, resulting in a developable area that makes meeting the increased side yard setback, side yard buffer, and building perimeter buffer requirements for Special Permit uses a hardship. Compared to the existing buildings, the proposed building is further away from the eastern lot line and maintains the distance from the western lot line, therefore not exacerbating any existing nonconforming building setbacks. In addition, the regulated area at the rear of the property limits the buildable area to the front of the property. This results in the Applicant's request to permit a reduced distance of surface parking area from interior lot line (2 ft. in lieu of 5 ft. required) and to permit parking areas in front yards and side yards.

- **12.D.4** - To permit seventeen (17) onsite parking spaces in lieu of the sixty-nine (69) required.
- **12.J.3 (Table 12.10)** - [**a**] Zero (0) Class A Bicycle Parking spaces in lieu of four (4) required and [**b**] zero (0) Class B Bicycle Parking spaces in lieu of seventeen (17) required.
- **12.L.2 (Table 12.14)** - Zero (0) Electric Vehicle Parking Spaces in lieu of three (3) required.

The synagogue will be used on Saturdays and high holy days when the attending population are prohibited from driving vehicles, using bicycles and electricity. Approximately 90% of the congregation lives within one (1) mile from the property and are able to walk to service. The current parking lot is largely unused and the developable lot area would better serve the population for use as synagogue floor area as opposed to parking lot area. The Applicant is requesting three parking-related variances: [**a**] to permit seventeen (17) onsite parking spaces in lieu of the sixty-nine (69) required; [**b**] to permit zero (0) bicycle spaces in lieu of four (4) Class A and seventeen (17) Class B bicycle parking spaces and [**c**] to permit zero (0) electric vehicle (EV) parking spaces in lieu of three (3). With respect to the EV parking spaces, the increased area requirement and method for counting EV spaces towards provided parking would mean providing EV spaces would further reduce the number of onsite parking spaces from the requested seventeen (17) spaces.

- **12.K.2** - Sidewalk width of 5 ft. (existing) in lieu of 10 ft. required.

The Applicant is proposing to maintain the existing 5 ft. sidewalk in lieu of providing at 10 ft. sidewalk. The sidewalk condition has been reviewed with Transportation, Traffic and Parking Bureau who did not take issue with the requested variance. If the Applicant were to comply with this requirement, then the Applicant would have to apply for a variance to reduce the landscape buffer. The landscape buffer is important to maintaining the neighborhood character and buffering the sidewalk from the two (2) proposed front yard parking spaces. The Applicant will be providing a pedestrian entry plaza of varying width from 10 ft. to 17 ft. leading from the sidewalk to the building entry that will meet the intent of the wider sidewalk by providing increased pedestrian capacity.

The proposed building is within the limitations of the permitted height, coverage, and floor area. The request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single-Family) in that the category is intended to provide for and protect a suitable environment for single-family dwellings as well as compatible uses as permitted by Special Permit. Approval of this application is recommended with the condition the Applicant not use the synagogue for uses unrepresented in this application such as but not limited to weekday youth group meetings or weekday gatherings in the social hall that would result in more vehicular traffic than currently presented.

After some discussion, Mr. Totilo recommended **approval** of **ZBA Application #022-22** with the recommendation of possibly increasing the number of parking spots and adding one (1) electric car charge station and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single-Family); Mr. Tepper seconded the motion and passed with eligible members present voting, 4-1-0 (In Favor - Dell, Godzeno, Tepper and Totilo / Against - Buccino). Mr. Buccino's vote against is based on the number of parking spaces in the application, and does not reflect opposition to the proposed use of the property.

2. **ZBA APPLICATION #023-22 - KATIE WAGNER, QUESITED CONSULTING, LLC representing CARMEN BARRERA - 18 LINCOLN AVENUE - Variance of Appendix B, Table III:** Applicant owns a one-story single-family dwelling and is proposing to add a second story addition over the existing footprint adding two (2) bedrooms and one (1) bathroom. Applicant is requesting a front yard setback of 2.5 ft. in lieu of the 25 ft. required and a street centerline setback of 27.5 ft. in lieu of the 50 ft. required.

The Applicant has two requests. The first relates to the front yard setback of 2.5 ft. in lieu of 25 ft. The proposed second story addition will maintain the existing non-conforming setback of 2.5 ft. The second request is also related to the second story addition that is requested to be setback from the street centerline by 27.5 ft. in lieu of 50 ft. Similar to the first request, the second request will maintain the existing non-conforming street centerline setback of 27.5 ft. The setbacks requested are existing and will not be exacerbated by the proposed addition. Furthermore, the footprint and height of the dwelling will not change. The proposed improvements are compatible with the neighborhood in that there are similar single-family dwellings to the north, east, and west. The proposed improvements are consistent with Master Plan Category #4 (Residential - Medium Density Multifamily) in that lower intensity uses (single-family) are permitted in areas designated for higher intensity uses (multifamily).

In addition to consistency with Master Plan Category #4 (Residential - Medium Density Multifamily), the development is also consistent with Master Plan Policy 6A, "Maintain Residential Neighborhood Character," and Implementation Strategy 6A.1, "Balance new development with preservation of existing residential communities."

Katie Wagner, Quesited Consulting, LLC, made a brief presentation and answered questions from the Board.

After a brief discussion, Ms. Godzeno recommended **approval** of **ZBA Application #023-22** and that this request is compatible with the neighborhood and consistent with Master Plan Category #4 (Residential - Medium Density Multifamily); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

**3. ZBA APPLICATION #024-22 - RACHEL BRESLIN, CARMODY TORRANCE SANDAK & HENNESSEY, LLP representing JEREMIAH CAHN, LLC d/b/a SPECIALTY AUTO WORKS - 130 LENOX AVENUE, UNIT 20 - Motor Vehicle:** The property is a ±1,716 sq. ft. industrial/commercial condominium unit, which contains two (2) vehicle service bays. The unit is currently vacant. Applicant is proposing to operate a general automobile repair operation specializing in vintage automobile restoration. No changes to the structure or layout of the unit are proposed and the applicant will only occupy the bounds of the unit.

A Motor Vehicle approval is sought to allow the operation of a general automobile repair shop in a currently vacant industrial/commercial space formerly used for servicing vehicles. The Applicant does not propose any interior or exterior changes to the unit or parking area. The rear of 130 Lenox Avenue (to the north) abuts the railroad tracks leading to/from Stamford Transportation Center. The land on the south side of the railroad tracks is developed with industrial uses and the multi-tenant 130 Lenox Avenue building is largely tenanted by automobile-related uses. This lot abuts a residential area; however, the building is significantly set back from any residential uses, not visible from the street, and is located at the end of a dead ended street. The request is compatible with the neighborhood and consistent with Master Plan Category #13 (Industrial - General) in that it provides for continued industrial development and preserves opportunities for industrial uses. This Master Plan category recognizes "that in some existing industrial sectors of Stamford, residential and manufacturing/assembly/warehousing have long co-existed as neighborhood uses" and such co-existence is reinforced with this application.

Rachel Breslin, Carmody Torrance Sandak & Hennessey, LLP, made a brief presentation and answered questions from the Board. Additional comments were also provided by Jason Klein, Carmody Torrance Sandak & Hennessey, LLP.

After a brief discussion, Mr. Totilo recommended **approval** of *ZBA Application #024-22* with the following recommendations: (a) prohibit the operation of a car wash and (b) prohibit the operation of an auto body painting shop and that this request is compatible with the neighborhood and consistent with Master Plan Category #13 (Industrial - General); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

4. **ZBA APPLICATION #025-22 - CONNOR SHORTELL representing JASON BRUCE - 15 DEEPWOOD ROAD - Variance of Section 3 (Definitions - Accessory Structure)**: Applicant owns a single-family dwelling and installed a propane tank in the front yard with a permit issued by the Building Department without Zoning Enforcement review. As the location of the propane tank does not comply with current Zoning Regulations, the applicant is requesting allowance for an accessory structure to be located in the front yard.

The permitting of a propane tank to be installed in the front yard without the review by Zoning Enforcement was an oversight by the City permitting entities. The hardship faced by the Applicant is that the installation was permitted; however, the City realized after the fact that the tank's location did not comply with the Zoning Regulations. The Applicant should not face financial burdens of removal and relocation of the tank when installed with the appropriate permit due to City oversight. The tank is screened with a landscaped buffer. Further, the dwelling is located within Master Plan Category #1 (Residential - Very Low Density Single-Family), in a wooded and very low density area, and the tank is significantly setback from the front lot line such that the tank is unlikely to be seen by passing onlookers or cause visual blight.

After a brief discussion, Mr. Tepper recommended **approval** of *ZBA Application #025-22* and that this request is compatible with the neighborhood and consistent with Master Plan Category #1 (Residential - Very Low Density Single-Family); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

5. **ZBA APPLICATION #026-22 - MARIO P. MUSILLI, ESQ. representing SELLECK STREET PIZZA, LLC - 2010 WEST MAIN STREET - Variance of Section 13.D.7**: Applicant is the owner of Riko's Restaurant occupying a one-story block masonry building on a 20,965 sq. ft. parcel with parking spaces located in both the front and rear of the parcel. Applicant is requesting allowance for one (1) sign totaling 30 sq. ft. of roof signage in the M-L Zone.

The Applicant is requesting approval for a roof sign. The property is located on the south side of West Main Street between Landis Rock Road and Commerce Road. The building is set back from the front lot line by 60.1 ft., which is significantly more setback than the two commercial buildings on either side, and is 'downhill' from the property to the west and lower than the street, putting the building at a visual disadvantage. The building was constructed in 1933 and the Applicant intends to maintain the vintage architecture of the building. As such, the Applicant would like to refrain from affixing signage to the exterior of the building in favor of a roof sign consistent in size with those allowed in the M-L Zone.

The Planning Board recommended approval for a prior iteration of this application, ZBA #016-22, that requested approval for two roof signs (one a "Riko's" sign and the second a "parking in rear" sign) totaling 48 sq. ft. The ZBA denied this prior application because the building had several Zoning code violations. The Applicant has since addressed those violations and has reduced the amount of roof signage requested.

The request is compatible with the neighborhood and consistent with Master Plan Category #7 (Commercial - Arterial) in that it provides for and protects business-oriented development along major arterial routes (West Main Street / Route 1), is serviceable by the capacity of the existing arterial systems (tenanting a vacant building, no new development), and is mindful of traffic, safety and community design considerations (not lit, appropriately sized, similar to other building-affixed signage on adjacent buildings).

After a brief discussion, Mr. Totilo recommended **approval** of **ZBA Application #026-22** and that this request is compatible with the neighborhood and consistent with Master Plan Category #7 (Commercial - Arterial); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

**OLD BUSINESS:**

- Acceptance of 2023 Meeting Calendar.

After a brief discussion, Mr. Buccino recommended approval of the 2023 Meeting Calendar with the adjustment of the November dates; Ms. Godzeno seconded the motion and passed unanimously with all members present voting, 7-0 (Dell, Buccino, Godzeno, Levin, Perry, Tepper and Totilo).

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- September 13, 2022
- September 27, 2022

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:23 p.m.

Respectfully Submitted  
September 2, 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)