

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, SEPTEMBER 27, 2022
6:30 P.M.

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/82872562080>

Meeting ID: 828 7256 2080
Passcode: 592972

ONE TAP MOBILE
+13017158592,,82872562080#,,, *592972# US (Washington DC)
+13092053325,,82872562080#,,, *592972# US

DIAL BY YOUR LOCATION
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 309 205 3325 US / +1 646 931 3860 US
+1 386 347 5053 US / +1 564 217 2000 US
+1 669 444 9171 US / +1 719 359 4580 US

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FIND YOUR LOCAL NUMBER: <https://us02web.zoom.us/j/82872562080>

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/82872562080>; **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.

PLANNING BOARD MEETING MINUTES:

August 30, 2022

REQUEST FOR AUTHORIZATION

1. **REAL ESTATE PURCHASE & SALE AGREEMENT - 384 ELM STREET, STAMFORD CONNECTICUT:** The City of Stamford (“Seller”) agrees to sell and convey and 336-352 Elm Street (“Buyer”) agrees to purchase property commonly known at 384 Elm Street, Stamford, Connecticut for a purchase price of \$1,275,000.00 (One Million Two Hundred Seventy-Five Thousand Dollars) to be paid as follows:

- Deposit of \$255,000.00 (Two Hundred Fifty-Five Thousand Dollars) to be paid before or upon signing of this agreement, receipt of which has been acknowledged, subject to collection; and
- Upon delivery of the deed, the balance of \$1,020,000.00 (One Million Twenty Thousand Dollars) is to be paid by wire transfer or by certified check or official cashier’s check drawn by and upon a federally regulated or state chartered bank, the proceeds of which to be immediately available.

2. **REAL ESTATE PURCHASE & SALE AGREEMENT - 402 ELM STREET, STAMFORD CONNECTICUT:** The City of Stamford (“Seller”) agrees to sell and convey and 402 Elm St Partners, LLC (“Buyer”) agrees to purchase property commonly known at 402 Elm Street, Stamford, Connecticut for a purchase price of \$151,000.00 (One Hundred Fifty-One Thousand Dollars) to be paid as follows:

- Deposit of \$30,200.00 (Thirty Thousand Two Hundred Dollars) to be paid before or upon signing of this agreement, receipt of which has been acknowledged, subject to collection; and
- Upon delivery of the deed, the balance of \$120,800.00 (One Hundred Twenty Thousand Eight Hundred Dollars) is to be paid by wire transfer or by certified check or official cashier’s check drawn by and upon a federally regulated or state chartered bank, the proceeds of which to be immediately available.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

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

Project #	Project Name	Closeout Amount	Funding Source
C16012	Citywide Storm Drains	\$2,000,000.00	ARP

2. **CITYWIDE STORM DRAINS - PROJECT #C16012 - TOTAL REQUEST 2,000,000.00:** Re-appropriation of ARP Closeout funds for installation and replacement of storm drains, catch basins and curbs.

3. **GREENWICH AVENUE AT PULASKI STREET ROUNDABOUT - PROJECT #CP2755 - TOTAL REQUEST \$1,111,781.67:** The City received State funding through the LOTCIP Program to construct the long awaited roundabout project at Greenwich Avenue and Pulaski Street. The final plans were approved by the DOT and the City was authorized to advertise the project for construction. Four (4) bids were received for the construction work and the three (3) low bidders were within 4% of each other; however, the low bid of \$3.275M was still in excess of the approved funding. A bid analysis was performed, which was reviewed and approved by both WestCOG and the CTDOT. The additional \$1.1M is the balance of the funds required to award the low bid including the contingency required per the LOTCIP guidelines. CTDOT has committed to providing the additional funds with a revised Project Authorization Letter and Authorization to Award Letter. This request increases the project amount in order to accept the additional funds from the DOT; 100% of the \$1,111,781.67 is being funded by the State, 0% is City funding.

4. **JULIA STARK - MOLD TASK FORCE (MTF) - PROJECT #CPBM14 - TOTAL REQUEST \$165,000.00:** This resolution is before the Board in order to receive and allocate an additional appropriation of a utility funded rebate associated with a roof top unit (RTU) replacement project at Stark Elementary School. This project identified as CPBM14 Julia Stark - MTF will be reimbursed through a special one-time rebate program offered by Eversource. Thanks to Eversource, the efforts of several Board of Education personnel, including Cindy Grafstein, Kevin McCarthy and John Perna, and in cooperation with several personnel from City Engineering, Stamford Public Schools applied for and was ultimately selected to receive up to 50% of the estimated installed cost. In this case, the incentive amounted to \$165,000.00 or half of the qualified installed cost of \$330,000.00 for the installation of six (6) 142.5-ton high efficiency units (EER 15) with Demand Control Ventilation (DCV) to supply heating, ventilation and air conditioning (HVAC) to several areas of the building.
5. **FIRE APPARATUS - PROJECT #C63005 - TOTAL REQUEST \$150,000.00:** Request needed to adjust for the market increase in the cost of apparatus.
6. **EAST SIDE FIRE STATION - PROJECT #CP2351 - TOTAL REQUEST \$100,000.00:** Costs of the remodeling of the co-ed bathroom has exceeded estimates.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #222-29 - UCEDA INSTITUTE OF CONNECTICUT, INC. - Text Change:** Applicant is proposing to amend Section 5.E to add a definition for “Vocational, Secretarial or Language School,” amend Sections 12.D.5 to amend the parking standard for schools with less than 50 students and amend Appendix A, Table II to include “Language Schools” under Permitted Uses in Commercial and Industrial Districts only.
2. **ZB APPLICATION #222-30 - CITY OF STAMFORD ZONING BOARD - Text Change:** Applicant is proposing a Text Change to amend Section 9.F. TCD-D - Transportation Center Design District. The amendments to the TCD-D are intended to implement the goals of the new Master Plan Category #16 (Transit-Oriented Development District) and various planning study efforts for the train station area.
3. **ZB APPLICATION #222-31 - CITY OF STAMFORD ZONING BOARD - Text Change:** Applicant is proposing Text Changes intended to rationalize certain uses permitted by Zoning as well as make a technical correction to Section 12.K. Street Tree Planting Requirement.

OLD BUSINESS:

- Acceptance of 2023 Meeting Calendar. (Adjusted dates for November.)

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- October 11, 2022 - Capital Budget
- October 18, 2022 - Capital Budget
- October 25, 2022 - Capital Budget