

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
4th FLOOR CAFETERIA
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, MARCH 3, 2020
7:00 p.m.

PLANNING BOARD MEETING MINUTES:

February 13, 2020 (Special Meeting)

PLANNING BOARD PRESENTATION:

STAMFORD STORMWATER DRAINAGE MANUAL - FUSS & O'NEILL: The “Omnibus” Zoning Regulation Text Changes include updating *Section 15 - Sustainability* to include a subsection on Stormwater Management. The subsection refers to the recently completed “City of Stamford Stormwater Drainage Manual.” The City’s consultants, Fuss & O’Neill, will make a brief presentation on the manual. The Zoning Text Change will be presented to the Planning Board for its referral after it is filed.

NEW PROPOSED CAPITAL BUDGET PROJECT:

- 1. BOARD of EDUCATION LONG TERM FACILITIES IMPLEMENTATION - \$410,000.00:** Professional and Project Management Services in support of drafting, evaluating and managing Requests for Qualifications (RFQ) and Requests for Proposals (RFP) in conjunction with but not limited to: *(a)* Private partners to design, construct and manage public school facilities; *(b)* Permanent pre-fabrication building techniques; *(c)* Utilizing alternative construction methods; *(d)* Project Management Services to include an assessment and comparison of construction and maintenance performance relative to other surrounding area school districts; and *(e)* Work also to include the development of short and long-range facilities.
- 2. SOUTH END TRANSPORTATION IMPROVEMENT PLAN - \$6,600,000.00:** As a result of funding secured from the Zoning Board approval of the Charter Communications project plan, the following transportation plan is to be implemented. The plan calls for \$6.6 million to be spent on transportation projects “near” the City’s Transportation Center (per the City of Stamford Zoning Regulations Section 12.K.4). The following projects have been identified to be included in the improvement plan: *(a)* Road reconstruction and streetscape improvements on Atlantic Street, Woodland Avenue, Ludlow Street Garden Street and Woodland Place; *(b)* Road resurfacing on Cedar, Stone and Lipton Place; *(c)* Connector to Waterside Park on Boardwalk and *(d)* and other potential roads in the South End.

REQUEST FOR AUTHORIZATION:

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

- 1. TRAFFIC MANAGEMENT STUDIES - PROJECT #C56241 - TOTAL REQUEST \$250,000.00:** Per the Zoning requirements established with the construction of an office tower at the Gateway site, the developer was responsible for providing \$250,000.00 that will be used for a comprehensive traffic and mobility study which will be coordinated with Traffic Engineering and Land Use.
- 2. CAPITAL PROJECT CLOSEOUT RECOMMENDATIONS:** Pursuant to Stamford City Code Section 8-2, partial closeout is recommended on the following capital projects:

Closeout

Project Number	Project Name	Closeout Amount
CPBM03	Hart Magnet - Mold Task Force (MTF)	(\$3,000,000.00)
CPBM07	Northeast - MTF	(\$3,000,000.00)
CPBM13	Springdale - MTF	(\$4,100,000.00)
CPBM14	Julia Stark - MTF	(\$1,000,000.00)
CPBM15	Stillmeadow - MTF	(\$4,000,000.00)
CPBM24	Scofield Magnet - MTF	(\$750,000.00)
CPBM26	Rippowam - MTF	(\$3,000,000.00)
TOTAL		(\$18,850,000.00)

The following Supplemental Capital Project Appropriation Requests are being submitted with this recommendation:

Additional Appropriations

Project Number	Project Name	Additional Appropriation
CPBM34	A.I.T.E. - MTF	\$200,000.00
CPBM99	CLC - MTF	\$50,000.00
CPBM02	Davenport Ridge - MTF	\$2,600,000.00
CPBM31	Stamford High - MTF	\$10,000,000.00
CPBM32	Westhill - MTF	\$4,000,000.00
CPBM17	Westover Magnet - MTF	\$2,000,000.00
TOTAL		\$18,850,000.00

(1) Address the immediate mold conditions and the underlying water-intrusion issues; (2) Design and implement medium to longer-term capital projects to remedy the building envelope and HVAC issues; and (3) Design a proper ongoing maintenance structure to ensure that our buildings do not fall back into a state of disrepair. While the first phase of surface mold cleaning has not been completed in all of our buildings, it is at a point where “maintenance” is appropriately transitioning into “capital” upgrades. Some of these capital upgrades will be traditional projects that we design and bid out, while others will continue to be work done by construction management firms currently hired by the MTF and actively working in the buildings.

3. **DISTRICT-WIDE ELECTRONIC TECHNOLOGY - PROJECT #C5B018 - TOTAL REQUEST**

\$499,717.00: This grant will enhance security in public schools through the purchase of video surveillance technology, communications technology and identification technology. The total cost of this project is \$824,995.00. This is a 61/39 split. The City’s portion of \$325,278.00 has been previously approved and funded. The requested amount for approval of \$499,717.00 is the grant portion.

REQUEST FOR AUTHORIZATION:

1. **LEASE AGREEMENT between THE U.S. COAST GUARD AUXILIARY, FIRST SOUTHERN DISTRICT and THE CITY OF STAMFORD - USE OF CUMMINGS PARK MARINA BOAT HOUSE:**

The U.S. Coast Guard wishes to occupy the Cummings Park Marina Boat house, located at 508 Shippan Avenue, for use as an office or meeting space. The License Term will be for a period of one (1) year, and will automatically renew for one (1) additional year every year thereafter unless terminated by either party. There will be no License Fee for the use of the building. The City will receive the benefit of a U.S. Coast Guard presence in the Park.

2. **APPROVAL OF THE SALE OF 0 HIGH RIDGE ROAD TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION:** The State of Connecticut Department of Transportation is acquiring property for the replacement of Bridge No. 01350 on Route 137 over the Rippowam River. In connection therewith, the Commissioner of Transportation finds it necessary to acquire ±1,609 sq. ft. of land with an address of *0 High Ridge Road*. The State's offer is \$13,500.00 and is based on an appraisal prepared by a licensed real estate appraiser.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #220-07 - 80 WEP-1351, LLC; DP 26, LLC and ALBRIGHT PROPERTIES GROUP, LLC - 1351 WASHINGTON BOULEVARD - Special Exception:** Applicant is proposing to convert approximately 13,833 sq. ft. of basement office space to self-storage space.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #008-20 - JEFFREY GERSHON - 7 RISING ROCK ROAD - Variance of Section 6 (Accessory Buildings):** Applicant owns a two-story, single family house with four (4) bedrooms and two and one-half (2½) bathrooms. Applicant is proposing to place a 22K generator in the front yard facing Shelter Rock Road 50.6 ft. from the front property line. Applicant is requesting an allowance for two (2) existing air conditioning condensers to remain in the front yard facing Shelter Rock Road.
2. **ZBA APPLICATION #009-20 - WALTER FRITZ representing MAGEE AVENUE, LLC - 64 MAGEE AVENUE - Motor Vehicle:** Applicant owns a 3,814 sq. ft. building and is reapplying to use site for automobile sales and service.
3. **ZBA APPLICATION #010-20 - MICHAEL RYCHLIK representing SYED ALI KIRMANI - 250 HOPE STREET - Special Exception:** Applicant owns a 10,020 sq. ft. parcel with a structure consisting of offices and automobile service bays and a gas station with four (4) gas pumps and canopy. Applicant is proposing to demolish the existing service bays and build a two-story structure consisting of a 1,229 sq. ft. convenience store on the first floor, a 1,100 sq. ft. apartment on the second floor and to keep the existing four (4) gas pumps and canopy.
4. **ZBA APPLICATION #011-20 - RICHARD WILLIAMS, P.E. of INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, PC representing JULIANA ENTERPRISES, LLC - 35-41 MAGEE AVENUE - Motor Vehicle:** Applicant owns an approximately 2.732 acre vacant lot and is proposing to construct a 30, 776 sq. ft. two-story automotive sales and service building with associated parking, water and sewer connections, landscaping, lighting and stormwater management areas.
5. **ZBA APPLICATION #012-20 - CHRIS RUSSO, ESQ. representing McDONALDS REAL ESTATE COMPANY - 1103 EAST MAIN STREET - Variance of Section 13F:** The site contains an existing two-story masonry building for a McDonald's restaurant use with a drive-through facility. Applicant is proposing to renovate the existing building with associated improvements including updated signage. Applicant is requesting permission for an additional ground sign of approximately ten (10) sq. ft. on the site for a pre-browse menu to assist in the operation of the drive-through facility and a modification of a previous Zoning approval, which was conditioned as being approved per plans, to modify the Site Plan to erect a Welcome Point Gateway and Springboard Canopy along the drive-through lane.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

March 10, 2020 - **CANCELLED**

March 24, 2020