

**STAMFORD PLANNING BOARD**  
**APPROVED MINUTES - TUESDAY, JANUARY 7, 2020**  
REGULAR MEETING  
GOVERNMENT CENTER  
BOARD OF REPRESENTATIVES - DEMOCRATIC CAUCUS ROOM - 4TH FLOOR  
888 WASHINGTON BLVD., STAMFORD, CT

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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. Alternates: Claire Fishman. Absent: Michael Buccino, Voting Member and William Levin, Alternate. Present for staff: David W. Woods, PhD, AICP, Deputy Director of Planning; Mark McGrath, Director of Operations; Garrett Bolella, Traffic Engineer; Thomas Turk, Operations Supervisor; Trevor Roach, Fire Chief; Miguel Robles, Assistant Fire Chief and Anthony McCray, Fleet Manager, Operations.

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:**

**December 10, 2019:** After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of December 10, 2019; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

**ZONING BOARD REFERRALS (PART 1):**

1. **ZB APPLICATION #220-01 - RAYMOND R. MAZZEO, of REDNISS & MEAD, representing WELLBUILT INVESTMENT FUND, LLC (Developer) and BRACHFELD & BRACHFELD, LLC (Owner) - 57, 63 & 65 STILLWATER AVENUE - Special Exception and Site & Architectural Plans and/or Requested Uses:** Applicant is proposing to demolish the existing structures and construct a residential building containing 45 apartments along with on-site parking and site improvements. The property is located within the V-C zoning district.

The Applicants are requesting Site Plan and Special Exception approval to construct a 4-story multifamily residential building consisting of up to 45 residential units and 50 parking spaces on property located at 57, 63 and 65 Stillwater Avenue. The site consists of approximately 0.6 acres located in Master Plan Category #6 (Commercial - Neighborhood Business) and the V-C zone. The building is anticipated to consist of studios (9), one bedroom (24) and two bedroom (12) units with 12% percent of the units (5.4) provided as Below Market Rate (BMR) housing at ranges between 50-65% of AMI. Five (5) of the units would be provided onsite. Special Exception approval is required for development in the V-C zone as well as a requested fee-in-lieu payment for the fractional BMR housing requirement (0.4 = \$83,695.00).

Raymond Mazzeo, of Redniss & Mead, and Lisa Feinberg, of Carmody Torrance Sandak Hennessey, LLP; made a presentation and answered questions from the Board.

Mr. Carmine Tomas, who owns abutting property to the north, requested to address the Board and was granted allowance to speak. Mr. Tomas expressed concerns about the demolition of 65 Stillwater Avenue as that building touches the building he owns and is worried about damage to his building and about the placement of the entry to the proposed building being right along the property line and is concerned if that would that put limitations on how Mr. Tomas would develop his property in the future.

After some discussion, Ms. Godzeno recommended **approval** of **ZB Application #220-01** with the recommendation the applicant work with Mr. Tomas and his property to the north prior to starting construction and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single-Family); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

**PLANNING BOARD PRESENTATION & RECOMMENDATION:**

**WASHINGTON BOULEVARD & PULASKI STREET WIDENING PROJECT - JAMES TRAVERS, TRANSPORTATION BUREAU CHIEF & GARRETT BOLELLA, TRAFFIC ENGINEER:**

The Engineering Department is looking to implement a long-term plan for the roadway widening of Washington Boulevard, between Henry Street and Atlantic Street as well as Pulaski Street, between Washington Boulevard and the Pulaski Street Bridge. This area was identified in the Stamford Master Plan as a barrier to improving transportation and traffic operations around the Stamford Transportation Center and to the South End. This project serves as a critical connection between the Stamford Transportation Center and the City's \$5,000,000.00+ investment in the Waterside Neighborhood scheduled for construction this winter, which is also included in the City's Master Plan. This application furthers the West Side Neighborhood Studies and is consistent with Master Plan Category #6 (Commercial - Neighborhood Business).

Garrett Bolella, Traffic Engineer; assisted by Luke Bittenwieser, Engineering Intern; made a presentation and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended approval of the Washington Boulevard & Pulaski Street Widening Project. This request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter 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, Fishman, Godzeno, Tepper and Totilo).

***NOTE: After the meeting concluded, the Planning Board had further discussion of the Washington Boulevard & Pulaski Street Widening Project as it was brought to their attention this project could be the subject of Eminent Domain and should be considered. Therefore, the Planning Board will bring this item back to their January 14, 2020 meeting to reconsider their decision of approval and make a referral to the Board of Representatives and the Board of Finance.***

**REQUEST FOR AUTHORIZATION:**

**1. STREET PATCH & RESURFACING - PROJECT #C56182 - TOTAL REQUEST \$5,000,000.00:**

Patch and resurface Stamford's roadway infrastructure using accepted engineering standards. This includes milling, overlay, reconstruction, associated fixes to public streets and associated subsurface replacements for drainage systems.

Thomas Turk, Operations Supervisor and Anthony Romano, made a presentation and answered questions from the Board.

After a brief discussion, Ms. Fishman recommended approval of the Street Patch & Resurfacing - Project #C56182 with a Total Amount of \$5,000,000.00. This request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter 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, Fishman, Godzeno, Tepper and Totilo).

Surplus in general fund moved to Capital Non-recurring account.

**2. FIRE APPARATUS - PROJECT #C63005 - TOTAL REQUEST \$240,812.00:** Belltown's private contribution towards the purchase of a new fire engine. The City is to contribute \$250,000.00 towards the total purchase price. The City will be the record owner of the apparatus and shall hold the title. Upon assignment of the apparatus to Belltown, Belltown shall transfer the title to the City of the 2003 Smeal custom engine.

Miguel Robles, Assistant Fire Chief made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended approval of the Fire Apparatus - Project #C63005 with a Total Amount of \$240,812.00. This request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter 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, Fishman, Godzeno, Tepper and Totilo).

3. **CITY-WIDE EQUIPMENT REPLACEMENT & UPGRADE - PROJECT #C65202 - TOTAL REQUEST \$152,000.00:** One of the Highway Department's safety issues is brush cutting around corners and other site line issues throughout the City. Our current equipment is no longer capable of handling the work. The machine is not meant to drive long distances, which is required to reach all the areas around town. It breaks down every other time we try to use it hindering the operation. The standard equipment used by the State and neighboring towns is a large tractor with a brush cutting arm. This is capable of driving as needed and the arm is a versatile tool for cutting brush in all kinds of field conditions.

Thomas Turk, made a brief presentation and answered questions from the Board and Anthony McCray, Fleet Manager, Operations answered further questions.

After a brief discussion, Ms. Fishman recommended approval of the City-wide Equipment Replacement & Upgrade - Project #C65202 with a Total Amount of \$152,000.00. This request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter 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, Fishman, Godzeno, Tepper and Totilo).

4. **CITY-WIDE EQUIPMENT REPLACEMENT & UPGRADE - PROJECT #C65202 - TOTAL REQUEST \$625,000.00:** The truck bodies have rusted to the point of disrepair because they were regular steel bodies and not stainless steel. They have a conveyor system as part of the salt distribution system for the truck that once it gets too rusty can no longer be repaired. Also the structural integrity of the bodies has been compromised by the rust making them unsafe to hold the weight of cargo or salt. The trucks themselves are still in good condition making it much more practical to replace the bodies versus buying new trucks. The appropriation will cover the cost to remove the existing bodies, prepare the truck for new bodies and install new steel bodies. It is cheaper to go with steel again even though they will age faster than the more expensive stainless steel bodies. By the time the new bodies start to fail again the truck will be at its end of use life as well.

Thomas Turk made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended approval of the City-wide Equipment Replacement & Upgrade with a Total Amount of \$625,000.00. This request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter 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, Fishman, Godzeno, Tepper and Totilo).

**NOTE:**

- *The funding source for Project Nos. C56182 - \$5,000,000.00; C65202 - \$152,000.00 and C65202 - \$625,000.00 is Capital Non-Recurring. The funds were generated from FY2019 year-end surplus.*
- *The funding source for Project No. C63005 - \$240,812.00 is coming directly from Belltown Fire Dept.*

**SUBDIVISION:**

**SUBDIVISION APPLICATION #4042 - JOSEPH J. CAPALBO, ESQ. representing MICHAEL ALTAMURA - 23 KNICKERBOCKER AVENUE:** Subdivision of property into two (2) parcels. The property is located on the easterly side of Knickerbocker Avenue approximately 100 feet south of the intersection of Hartford Avenue and Knickerbocker Avenue, having an address of 23 Knickerbocker Avenue. After some discussion, Ms. Godzeno recommended approval of Subdivision #4042 with the following conditions:

1. Final site development plans for Parcel B shall be subject to the review and approval of EPB Staff. (Note on Record Plan) Staff review is warranted to ensure consistency with the provisions of the subdivision, particularly as they relate to resource protection, drainage, and pollution control.
2. Site development shall not begin until final soil erosion and sedimentation control plan is reviewed by Environmental Protection Board Staff, and those approved elements are properly installed and are functional. (Note on Record Plan)
3. Prohibition of in-ground fuel oil storage tanks on both Parcels A and B. (Note on Record Plan) To protect surface and groundwater and considering the area's restrictive soils and resources, a prohibition on in-ground fuel storage is recommended.
4. Submission of a performance surety prior to the issuance of a building permit to secure the full and proper completion of all temporary/permanent erosion controls, tree protection and construction controls, drainage, and professional supervision/ certifications. (Note on Record Plan)
5. All drainage, grading, wall construction, utilities and other engineered elements shall be conducted under the supervision of a Connecticut Engineer and Land Surveyor with written certifications (Engineer) and a final Improvement Location Survey (Surveyor) submitted for City review and approval prior to the receipt of signatures authorizing the issuance of a Certificate of Occupancy/completion. (Note on Record Plan)
6. Submission of a standard, City of Stamford Drainage Facilities Maintenance Agreement prior to the receipt of signatures authorizing the issuance of a Certificate of Occupancy/completion to ensure the full and proper function of all mitigating drainage structures/facilities. (Note on Record Plan)
7. In accordance with CGS 8-26c, approval shall expire on January 6, 2025 unless all "work" as said term is defined in CGS 8-26c (b), has been completed by said date. Work shall constitute the completion of Condition Nos. 5 and 6. (Note to appear on Final Map)
8. Subdivision reference number to be placed on Final Map.

The Planning Board ***approved*** Subdivision #4042 and found this request to be compatible with the neighborhood and consistent with Master Plan #2 (Residential - Low Density Single Family); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno Tepper and Totilo).

**ZONING BOARD REFERRALS (PART 2):**  
**OMNIBUS TEXT CHANGE REFERRALS:**

Dr. Woods made comments explaining the Omnibus Text Changes and how they would be presented to the Planning Board.

The Planning Board discussed each Text Change and Dr. Woods provided further details referring to his Staff Report and answered the Board's questions.

2. **ZB APPLICATION #219-26 - CITY OF STAMFORD - ZONING BOARD - 888 WASHINGTON BOULEVARD - Text Change:** Applicant is proposing, as part of the Omnibus Text Change, a cleanup and re-organization of the City of Stamford Zoning Regulations. Specifically, the following changes are proposed:

- Replacing the term “Special Exception” with “Special Permit.”
- Renaming CC-N “Central City District North” to CC “Center City District.”
- Deleting CC-S and C-S Districts including all references.
- Amending Section 9.AAAA.3.b (DW-D - Designed Waterfront Development District).
- Amending Sections 3 & 5.
- Deleting Sections 4.AA.1.4 and Section 6 (Accessory Building).
- Replacing references to “Section 14 - Dispensing of Alcoholic Liquors” with references through-out the Regulations.
- Replacing the term “Alcoholic Liquors” with “Alcoholic Beverages” throughout the Regulations.
- Updating of numbering and formatting.

After a brief discussion, Mr. Tepper recommended **approval** of **ZB Application #219-26** and that this request is compatible with the neighborhood and consistent with the 2015 Master Plan; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

3. **ZB APPLICATION #219-27 - CITY OF STAMFORD - ZONING BOARD - 888 WASHINGTON BOULEVARD - Text Change:** Applicant is proposing, as part of the Omnibus Text Change, to amend Section 3 - Definition 4.5.G (Apartment Building for Supportive Housing) and change Section 9.AAAA.4b.v and 12.D.1.d to amend parking standards for deeply affordable and supportive housing within the Zoning Regulations of the City of Stamford.

After a brief discussion, Mr. Tepper recommended **approval** of **ZB Application #219-27** and that this request is compatible with the neighborhood and consistent with the 2015 Master Plan; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

4. **ZB APPLICATION #219-29 - CITY OF STAMFORD - ZONING BOARD - 888 WASHINGTON BOULEVARD - Text Change:** Applicant is proposing, as part of the Omnibus Text Change, a new Subsection 4.D.15 R-HD (Residential District, High Density) and a new definition for Public Accessible Amenity Space of the Zoning Regulations of the City of Stamford.

After a brief discussion, Mr. Totilo recommended **approval** of **ZB Application #219-29** and that this request is compatible with the neighborhood and consistent with the 2015 Master Plan; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

***NOTE:*** *After the meeting concluded, the Planning Board had further discussion about ZB Application #219-29 and decided to reconsider their vote of approval and bring this application back to the January 14, 2020 meeting. It was felt there should be a lower height cap on new construction in Master Plan Category #9 (Urban Mixed-Use) and an allowance for taller buildings in Master Plan Category #11 (Downtown).*

5. **ZB APPLICATION #219-23 - CITY OF STAMFORD - ZONING BOARD - 888 WASHINGTON BOULEVARD - Text Change:** Applicant is proposing, as part of the Omnibus Text Change, to add Section 6 “Design Guidelines for Publicly Accessible Amenity Space.” This Section will replace the current Section 6 (Accessory Buildings). The standards for accessory buildings have been incorporated into Section 3 of the Zoning Regulations of the City of Stamford.

After a brief discussion, Mr. Tepper recommended **approval** of **ZB Application #219-23** and that this request is compatible with the neighborhood and consistent with the 2015 Master Plan; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

6. **ZB APPLICATION #219-25 - CITY OF STAMFORD - ZONING BOARD - 888 WASHINGTON BOULEVARD - Text Change:** Applicant is proposing, as part of the Omnibus Text Change, to delete Section 14 (Dispensing of Alcoholic Liquors) and add use regulations for Alcoholic Beverages and Package Liquor Store in Section 5.D of the Zoning Regulations of the City of Stamford.

After a brief discussion, Mr. Totilo recommended **approval** of **ZB Application #219-25** and that this request is compatible with the neighborhood and consistent with the 2015 Master Plan; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

7. **ZB APPLICATION #219-28 - CITY OF STAMFORD - ZONING BOARD - 888 WASHINGTON BOULEVARD - Text Change:** Applicant is proposing, as part of the Omnibus Text Change, to replace Section 7.3 “Special Exception for Historic Building” with Section 7.3 “Historic Preservation” of the Zoning Regulations of the City of Stamford.

After a brief discussion, Ms. Godzeno recommended **approval** of **ZB Application #219-28** and that this request is compatible with the neighborhood and consistent with the 2015 Master Plan; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

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

1. **ZBA APPLICATION #001-20 - IRFAN AHMED & AISHA RAHMAN - 25 RAYMOND STREET - Variance of Table III, Appendix B:** Applicant owns a single-family residence with a storage shed. Applicant would like to add a front dormer to the second floor. (Existing front of dwelling encroaches over front setback line.) Applicant is requesting: **(a)** a front yard setback of 18 ft. to front wall in lieu of the 20 ft. required; **(b)** a street center line setback of 38 ft. to front wall in lieu of the 45 ft. required and; **(c)** the existing shed to remain in the rear yard with setbacks of 3 ft. 9 in. and 3 ft. 4 in. in lieu of the 5 ft. required.

The applicant would build over the existing footprint and the shed in the back is pre-existing to their ownership of this house. After a brief discussion, Mr. Tepper recommended **approval** of **ZBA Application #001-20** and that this request is compatible with the neighborhood and consistent with the Master Plan Category #3 (Residential - Low Density Multifamily); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

2. **ZBA APPLICATION #002-20 - JOSEPH W. GARRA - 134 & 144 JEFFERSON STREET - Variance of Table III, Appendix B:** Applicant owns a 5,075 sq. ft. commercial building and a three (3) family residence with associated parking. Applicant would like to demolish the existing three (3) family residence and expand the existing commercial building to the west and construct a 1,000 sq. ft. addition to the east with new parking. Applicant is requesting: **(a)** a rear yard setback of 0 ft. in lieu of the 15 ft. required; **(b)** a front yard setback of 6.4 ft. in lieu of the 10 ft. required and **(c)** a front yard setback of 1.2 ft. in lieu of the 10 ft. required.



The applicant will need to demolish the existing three (3) family dwellings which are in poor condition and relocate their parking in its place. This application is zoned M-G and as such, is probably not the most residential-friendly area to live in as this time. If the ZBA approves these variances the applicant will be able to square off the building on the north side, west side and south side creating a consistent-looking industrial building. After a brief discussion, Ms. Godzeno recommended ***approval*** of ***ZBA Application #002-20*** and that this request is compatible with the neighborhood and consistent with the Master Plan Category #7 (Commercial - Arterial); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Items to come before the Planning Board at a Special Joint Meeting of the Board of Representatives, Board of Finance, Board of Education and Planning Board to be held on January 14, 2020 at 7:30 p.m. in the Board of Representatives Legislative Chambers:

For Review & Vote:

- Appropriation in the amount not to exceed \$250,000.00 for professional services in support of drafting and evaluating Requests for Qualifications (RFQ) and Requests for Proposals (RFP).

For Review Only:

- Appropriation in the amount not to exceed \$750,000.00 (submitted by Operations) for preliminary design and long lead construction items for educational swing space.

Next regularly scheduled Planning Board meetings are:

- January 14, 2020 - Public Hearing-Capital Budget
- January 21, 2020 - Special Meeting - Board of Finance Conference Room.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:50 p.m.

Respectfully Submitted,

Jennifer Godzeno, Secretary  
Stamford Planning Board

**NOTE:** *These proceedings were recorded on video and audio and are available for review in the Land Use Bureau located on the 7th Floor of the Government Center, 888 Washington Boulevard, during regular business hours.*