

STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, JANUARY 14, 2020
REGULAR MEETING & PUBLIC HEARING - CAPITAL BUDGET
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT
Regular Meeting - 6:30 p.m. / Public Hearing 7:00 p.m.

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Michael Buccino and Michael Totilo. Alternates: Claire Fishman. Absent: Jennifer Godzeno, Secretary & Voting Member and William Levin, Alternate. Present for staff: David W. Woods, PhD, AICP, Deputy Director of Planning and Anthony Romano, Management Analyst, Office of Policy & Management.

Ms. Dell called the meeting to order at 6:30 p.m. and introduced the members of the Board and staff present.

Ms. Dell stated that this meeting would be a bit different. Ms. Dell explained that while there is a Public Hearing scheduled to begin at 7:00 p.m., the Planning Board is required to attend a Special Joint Meeting at 7:30 p.m. and would need to leave the Public Hearing at approximately 7:20 p.m. Ms. Dell further explained that once the Public Hearing starts it will be called to order and those present who would like to speak will be invited to address the Board. If everything is completed by 7:20 p.m. the Public Hearing will be closed and the Capital Budget will be discussed in further detail and voted on at the February 11, 2020 meeting. (**NOTE:** This meeting date was changed to February 4, 2020 in order to be consistent with the Stamford Charter requiring the Planning Board to submit the Capital Budget to the Mayor by February 10, 2020). The Regular Meeting will not be adjourned as the Planning Board needs to stay in session for the Special Joint Meeting should there be any items to be voted on. The Planning Board will reconvene in the 4th Floor Café after the Special Joint Meeting and will conclude the Regular Meeting at that time.

Ms. Dell introduced the first item on the agenda.

PLANNING BOARD MEETING MINUTES:

January 7, 2020: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of January 7, 2020; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Tepper and Totilo). (Mr. Buccino was ineligible to vote as he was absent from the January 7, 2020 meeting.)

PLANNING BOARD DISCUSSION:

WASHINGTON BOULEVARD & PULASKI STREET WIDENING PROJECT - EMINENT DOMAIN - Referral to Board of Representatives and Board of Finance: After the January 7, 2020 meeting concluded, the Planning Board had further discussion about this item as it was brought to their attention this project could be the subject of Eminent Domain and needs to be considered. Therefore, the Planning Board is bringing this back to reconsider their decision of approval and make a referral to the Board of Representatives and the Board of Finance.

Ms. Dell began the discussion by stating that this item was brought before the Board at the January 7, 2020 and the Board needs to discuss the Eminent Domain portion of the project.

Dr. Woods then provided details on the voting procedure per the City Charter for accepting this project and explained how this came back to the Board from the January 7, 2020 meeting.

Ms. Dell stated the Board was told by the Transportation Bureau that the subject of Eminent Domain did not need to be discussed but after the conclusion of the meeting a request came from the Mayor's office that Eminent Domain did need to be discussed for this project regarding properties needed by the City at 21 Pulaski Street, and portions of the properties at 4 Pulaski Street, 256 and 274 Washington Boulevard.

Ms. Dell and Dr. Woods drafted a letter addressed to Mayor David Martin; Matthew Quinones, President, Board of Representatives and Richard Freedman, Chairman, Board of Finance, a copy included in the meeting materials, that requests all means of attainment, especially negotiations with the property owners, should first be exhausted before enacting the use of Eminent Domain.

Ms. Dell asked the Board if anyone had any comments or changes to the letter and all agreed it was good as written.

Ms. Dell then called for a motion to approve the Washington Boulevard and Pulaski Street Widening Project - Eminent Domain with the new letter to be referred to the Board of Representatives and Board of Finance. Mr. Tepper recommended approval of the Washington Boulevard & Pulaski Street Widening Project - Eminent Domain. 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, Fishman, Tepper and Totilo).

ZONING BOARD REFERRAL:

ZB APPLICATION #219-29 - CITY OF STAMFORD - ZONING BOARD - 888 WASHINGTON BOULEVARD - Text Change - Reconsideration of Planning Board Recommendation (Height of Towers in Master Plan Category #9 - Urban Mixed-Use): 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 the January 7, 2020 meeting concluded, the Planning Board had further discussion about ZB Application #219-29 and decided to bring this application back for reconsideration of their vote of approval. It was felt there should be no towers in Master Plan Category #5 (Residential - High Density Multifamily); 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).

The Board had an extensive conversation about setting limitations on building height in the three (3) Master Plan categories referenced above. After much discussion, Mr. Buccino recommended **approval** of **ZB Application #219-29** with the following recommended maximum building heights by Master Plan Category:

- Master Plan Category #5: 12 stories or 135 ft.
- Master Plan Category #9: 20 stories or 225 ft.
- Master Plan Category #11: 25 stories or 275 ft.

The Board found this request to be compatible with the neighborhoods affected and consistent with the 2015 Master Plan; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Fishman, Tepper and Totilo).

Ms. Dell announced the Public Hearing would begin in 5 minutes and again explained that the Public Hearing would have to be postponed at 7:20 p.m. if not concluded so the Planning Board could attend a Special Joint Meeting being held in the Board of Representatives Legislative Chambers and would reconvene after the Special Joint Meeting finished.

Ms. Dell asked the Board if there was any Old Business to discuss; there was no reply. Ms. Dell then asked if there was any New Business; there was no reply.

Ms. Dell went over the meeting schedule and announced the meeting scheduled for January 21, 2020 is not need and would be cancelled. (**NOTE:** After the Special Joint Meeting it was determined the Planning Board would need to meet on January 21, 2020 as scheduled to discuss the Board of Education's Special Capital Request as the item was Tabled.)

Ms. Dell explained the February 11, 2020 meeting would be a line-by-line final review of the Capital Budget and also to review the letter to the Mayor drafted by Dr. Woods. (**NOTE:** After the Planning Board Regular Meeting concluded it was realized the Capital Budget needed to be submitted to the Mayor by February 10, 2020 so the Capital Budget meeting was rescheduled to February 4, 2020.)

Dr. Woods then requested the March 10, 2020 meeting be moved up a week to March 3, 2020 and all agreed.

Ms. Dell called for a 5 minute break to setup for the Public Hearing.

PUBLIC HEARING BEGINS AT 7:00 P.M.

CAPITAL BUDGET:

In accordance with Section C-611.3 of the Stamford Charter, the Stamford Planning Board will hold a Public Hearing to hear public comments on the recommended Capital Budget for 2020-2021 and Capital Plan for 2021-2027.

Ms. Dell called the meeting back to order and opened the Public Hearing for the Capital Budget.

Ms. Dell stated the Planning Board would need to leave at 7:20 p.m. to join a Special Joint Meeting in the Board of Representatives Legislative Chambers with the Board of Representatives, Board of Finance, Board of Education and the Planning Board regarding the privatization of Stamford Public Schools. The presentation of the Capital Budget will be a bit different. We will not go line item by line item as there is no one in attendance to speak to it but will keep the meeting open until 7:20 p.m. to allow anyone to speak on the Budget. If there are no speakers who wish to address the Board by 7:20 p.m., the Public Hearing on the Capital Budget will be closed. The Board will then meet on February 4, 2020 at 7:00 p.m. to decide what to appropriate on the Capital Budget FY2020-2021 and the Capital Plan FY2021-2027.

Ms. Dell asked Ms. Fishman to read the Legal Notice into the record as follows:

**LEGAL NOTICE
PLANNING BOARD
OF THE CITY OF STAMFORD**

In accordance with Section C-611.3 of the Stamford Charter, the **STAMFORD PLANNING BOARD will hold a Public Hearing on Tuesday, January 14, 2020 at 7:00 P.M. in the Government Center Building, 888 Washington Boulevard, 4th Floor Cafeteria, Stamford, CT to hear public comments on the recommended CAPITAL BUDGET FOR 2020-2021 and CAPITAL PLAN FOR 2021-2027.** Copies of the budget document are available on the Planning Board website at www.stamfordct.gov/planning-board or in the Land Use Bureau, 7th Floor, Government Center Building, during regular business hours, and at the Public Hearing.

ATTEST: THERESA DELL, CHAIR
STAMFORD PLANNING BOARD

Dated at the City of Stamford this 6th day of January 2020.

Ms. Dell called Mr. Jon Winkel to address the Board. Mr. Winkel, who is a resident of Stamford speaking on behalf of the Ferguson Library, made a brief presentation to the Board providing details on his family's usage mostly of the Harry Bennett Branch. Mr. Winkel voiced his support for the approval of funding to the Library to make needed repairs and technology updates to better serve the community.

Ms. Dell then called Ms. Alice Knapp, President, to come forward so she could ask Ms. Knapp a question.

Ms. Dell stated that when the Ferguson Library came before the Board originally and went through the books, under the Main Library restoration there is still \$273,000.00 unfunded and for the Harry Bennett Branch there is still \$100,000.00 unfunded along with \$89,000 that is funded. The question is if the Board split the additional \$150,000.00 that was given to the Main Library in this budget and decided to give \$75,000.00 to Main Library and \$75,000.00 to Harry Bennett would that help you?

Ms. Knapp stated that the \$273,000.00 plus the additional \$150,000.00 would cover the waterproofing and sealing of the Main Library which is scheduled for the Spring. This would allow all the work necessary.

Ms. Dell stated that there is still also available \$665,000.00 and between the unfunded and the available funds there is almost \$900,000.00 plus the \$150,000.00 extra which brings the total amount of funds available to over \$1M.

Mr. Tepper asked Ms. Knapp what the \$100,000.00 is scheduled for at Harry Bennett?

Ms. Knapp explained there are a few key projects - to update the circulation desk; a need for acoustical work to help make the library quieter and additional meeting rooms.

Ms. Dell asked Ms. Knapp to provide a more detailed breakdown of work needed at the Harry Bennett Branch for the February 4, 2020 meeting.

Ms. Dell made a last call for anyone to address the Board on the Capital Budget; there was no reply. Ms. Dell announced the Board would wait 5 minutes before closing the Public Hearing.

Ms. Dell announced the Public Hearing is closed and adjourned the Regular Meeting so the Board could attend the Special Joint Meeting of the Board of Representative, Board of Finance, Board of Education and the Planning Board scheduled for 7:30 p.m. in the Board of Representatives Legislative Chambers.

SPECIAL JOINT MEETING:

There was a Special Joint Meeting of the Board of Representatives, Board of Finance, Board of Education and Planning Board held at 7:30 p.m. in the Board of Representatives Legislative Chambers - 4th Floor regarding the following item to be voted on by the Planning Board:

ADDITIONAL APPROPRIATION (CAPITAL BUDGET) - PROJECT #001213 - BOARD OF EDUCATION LONG TERM FACILITIES IMPLEMENTATION - APPROPRIATION IN THE AMOUNT NOT TO EXCEED \$250,000.00: For Professional Services in Support of Drafting, Evaluating and Managing Requests for Qualifications (RFQ) and Requests for Proposals (RFP) for Private Partners to Design, Construct and Manage Public School Facilities.

Ms. Dell called to order the Special Meeting of the Stamford Planning Board for Tuesday, January 14, 2020 and took Roll Call:

ROLL CALL: JAY TEPPER, VICE CHAIR; MICHAEL BUCCINO; MICHAEL TOTILO; CLAIRE FISHMAN - VOTING MEMBERS AND THERESA DELL, CHAIR.

Chair Richard Freedman called to order the Special Meeting of the Board of Finance for Tuesday, January 14, 2020 at 7:44 p.m. and took Roll Call.

Matthew Quinones, President called to order the Special Meeting of the Board of Representatives for Tuesday, January 14, 2020 at 7:44 p.m.

Mr. Quinones asked all in attendance to please stand for the Pledge of Allegiance.

Mr. Quinones then asked Representative Susan Nabel, Clerk of the Board, to take Roll Call.

Mr. Quinones stated 31 Representatives were present and declared a Quorum. Mr. Quinones asked if the voting machine had been checked and if it is in working order. Representative Nabel answered yes to both questions.

Mr. Quinones turned the meeting over to Ms. Dell and Michael Handler, Director of Administration, City of Stamford.

Ms. Dell stated Mr. Handler would make his presentation and the Planning Board would ask questions afterwards.

At the conclusion of Mr. Handler's presentation, there was considerable discussion by all Boards after which the Planning Board decided to TABLE the Additional Appropriation (Capital Budget) - Project #001213 - Board of Education Long Term Facilities Implementation until the January 21, 2020 Special Meeting.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

January 21, 2020 - Special Meeting **starting at 7:00 p.m.** - Board of Finance Conference Room

February 4, 2020 - Board of Representatives - Democratic Caucus Room

February 11, 2020 - (***IF NEEDED***) - 4th Floor Café

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 12:00 a.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.*