

**STAMFORD PLANNING BOARD
SPECIAL MEETING
APPROVED MINUTES - THURSDAY, FEBRUARY 13, 2020
GOVERNMENT CENTER
6TH FLOOR SAFETY TRAINING ROOM
888 WASHINGTON BLVD., STAMFORD, CT
11:00 A.M.**

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Jennifer Godzeno, Secretary (via Phone); and Michael Totilo. Alternates: Claire Fishman (Arrived at 11:30 a.m.). Absent: Michael Buccino, Voting Member and William Levin, Alternate. Present for staff: David W. Woods, PhD, AICP, Deputy Director of Planning; Anthony Romano, Management Analyst, Office of Policy & Management; Dr. Tamu Lucero, Superintendent of Schools and Andy George, Chair, Board of Education.

Ms. Dell called the meeting to order at 11:05 a.m. and introduced the members of the Board and staff present.

Ms. Dell introduced the first item on the agenda.

PLANNING BOARD MEETING MINUTES:

February 4, 2020: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of February 4, 2020; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 3-0 (Godzeno, Tepper and Totilo). (Ms. Dell was ineligible to vote as she was absent at the February 4, 2020 meeting.)

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

Dr. Tamu Lucero, Superintendent of Schools made a brief presentation on the justification and reasons for the two requests below.

- 1. BOARD of EDUCATION LONG TERM FACILITIES IMPLEMENTATION - ASSESSMENT & COMPARISON - TOTAL REQUEST NOT TO EXCEED \$80,000.00:** Appropriation in the Amount not to Exceed \$80,000 for Project Management Services for City of Stamford to include an assessment and comparison of Stamford's construction and maintenance performance relative to other surrounding area school districts. Work also to include the development of a short and long-range facilities plan for Stamford Public Schools (SPS).

After a brief discussion, Mr. Tepper recommended approval of the Board of Education Long Term Facilities Implementation - Assessment & Comparison - Total Request Not To Exceed \$80,000.00 and this request has been reviewed pursuant to Section 8-24 of the Connecticut General Statute and Section C6-30-13 of the City Charter and finds this request to be consistent with CGS Section 8-24, and Section C6-30-13 of the City Charter, as well as consistent with the adopted 2015 Master Plan; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Godzeno, Tepper and Totilo).

- 2. BOARD of EDUCATION LONG TERM FACILITIES IMPLEMENTATION - EFFICACY - TOTAL REQUEST NOT TO EXCEED \$80,000.00:** Appropriation in the Amount not to Exceed \$80,000 for Project Management Services for City of Stamford to evaluate the efficacy and potential cost savings of utilizing alternative construction methods, including but not limited to permanent prefabrication building techniques in new Stamford Public Schools (SPS) Facility construction.

After a brief discussion, Ms. Godzeno recommended approval of the Board of Education Long Term Facilities Implementation - Efficacy - Total Request Not To Exceed \$80,000.00 and this request has been reviewed pursuant to Section 8-24 of the Connecticut General Statute and Section C6-30-13 of the City Charter and finds this request to be consistent with CGS Section 8-24, and Section C6-30-13 of the City Charter, as well as consistent with the adopted 2015 Master Plan; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Godzeno, Tepper and Totilo).

ZONING BOARD REFERRALS:

The next two agenda items are requests for modification of existing Special Exception uses which require approval by the Zoning Board.

1. **ZB APPLICATION #220-03 - JOHN F.X. LEYDON, ESQ. representing CHURCH OF THE SACRED HEART CORP. - 45 & 56 SCHUYLER AVENUE - Special Exception and Site & Architectural Plans and/or Requested Uses:** Applicant seeks to improve existing asphalt parking lots by adding significant landscaping and drainage to property consisting of two (2) separately zoned parcels (R-5 and RM-S Zones) totaling approximately 128,000 sq. ft.

The modification requested to the existing parking lot for the Church of the Sacred Heart represents a major upgrade to the existing parking layout, installation of drainage (bringing it closer to the City's draft drainage regulations and MS-4) and a major increase in landscaping.

John Leydon, attorney for the applicant, made a brief presentation providing details about the Special Exception and answered questions from the Board. Dr. Woods also answered questions and recommended approval.

After a brief discussion, Mr. Totilo recommended **approval** of *ZB Application #220-03* and that this request is compatible with the neighborhood and consistent with the Master Plan; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Godzeno, Tepper and Totilo).

2. **ZB APPLICATION #216-28 (2nd MOD) - TRUE NORTH STAMFORD, LLC and SAINT JOHN'S ROMAN CATHOLIC CHURCH OF STAMFORD CT - 245 a/k/a 279 ATLANTIC STREET - Special Exception and Site & Architectural Plans and/or Requested Uses:** True North Stamford LLC & St. John's Roman Catholic Church of Stamford Connecticut are requesting modifications to Site & Architectural Plans and/or Requested Uses, Coastal Site Plan Review and Special Exception approvals [Appls. #216-28, 216-28(MOD) & 218-32] in connection with the approved development plan to expand the currently approved fitness amenity and other amenities (defined as a "Gymnasium or Physical Culture Establishment"). This amenity would continue to be available to residents and also be open to the general public on a membership basis.

William Hennessey, of Carmody Torrance Sandak Hennessey, made a brief presentation and answered questions from the Board.

Dr. Woods' Recommendation: From a planning perspective, a fitness center in the Downtown is a use that is needed and appropriate for this area of the City given the approximately 2,000 residential units within easy walking distance as well as the business and government employees who could join as members to use this state-of-the-art facility. This type of amenity space, which is also open to the public, enhances the quality of life and therefore, is compatible with the neighborhood and is consistent with the Master Plan and recommended approval.

After a brief discussion, Ms. Fishman recommended **approval** of **ZB Application #216-28 (2nd MOD)** and that this request is compatible with the neighborhood and consistent with the Master Plan; 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:

Next regularly scheduled Planning Board meetings are:

February 18, 2020 - **CANCELLED**

February 25, 2020 - **IF NEEDED** (*Specifically, if the Mayor proposes a new Supplemental Capital Project*)

March 3, 2020

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 11:50 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.*