

**STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, APRIL 28, 2020
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL**

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/575087525>

Dial in using your phone.

United States: **[\(872\) 240-3412](tel:8722403412)**

Access Code: 575-087-525

New to GoToMeeting? Get the app now and be ready when your first meeting starts.

<https://global.gotomeeting.com/install/575087525>

Web & Phone Meeting Instructions

- *If your computer/smartphone has mic and speaker then:
Type in, paste or click the following link: **<https://global.gotomeeting.com/join/575087525>**; **OR***
- *Download the app **<https://global.gotomeeting.com/install/575087525>** for advance set up.*
- *If not, **Call in** using the **phone number & Access Code** 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.*

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Jennifer Godzeno, Secretary; Michael Boccino and Michael Totilo. Alternates: Claire Fishman and William Levin. Present for staff: David W. Woods, PhD, FAICP, Deputy Director of Planning and Thomas Madden, Director of Economic Development.

Ms. Dell called the meeting to order at 7:00 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:

April 14, 2020: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of April 14, 2020; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

REQUEST FOR AUTHORIZATION:

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

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

Project Number	Project Name	Closeout Amount	Funding Source
CPBM17	Westover Magnet - MTF	\$1,481,377.00	Bond (City)

After a brief discussion, Mr. Buccino recommended approval of the Capital Project Closeout Recommendation for Westover Magnet Elementary School - Project #CPBM17 in the amount of \$1,481,377.00. The Board reviewed this request 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. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

2. APPLICATION & GRANT COMMITMENT FOR PROPOSED ROOF REPLACEMENT - WESTOVER MAGNET ELEMENTARY SCHOOL - STATE PROJECT #135-0278 RR in the amount of \$1,481,377.00: Dr. Tamu Lucero submitted a School Construction Grant Application for a Roof Replacement Project at Westover Magnet Elementary School. As of March 13, 2020, should the City of Stamford fully comply with all statutory and regulatory school construction procedures and policies, the State of Connecticut approves the grant commitment to reimburse the City 29.64% of eligible final project costs as reported at the end of this project. To the extent that Stamford's cost project of \$4,997,899.00 accurately reflects final eligible project costs, the City can forecast a State Grant based on 29.64% of that figure. Said reimbursement is based upon your funding authorization date of May 6, 2019.

After a brief discussion, Mr. Totilo recommended approval of the Application & Grant Commitment for the Proposed Roof Replacement at Westover Magnet Elementary School - State Project #135-0278 in the amount of \$1,481,377.00. The Board reviewed this request 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; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

3. CITYWIDE TECHNOLOGY REPLACEMENT & UPGRADE - PROJECT #C65201 in the amount of \$19,367.00: FY 2019/2020 Grant Application to fund the purchase of sixty (60) Dell monitors to replace existing CAD monitors, located in the Communications Center. Estimated cost is \$38,733.00. The Division of Statewide Emergency Telecommunications will reimburse up to \$19,367.00.

After a brief discussion, Mr. Buccino recommended approval of the Citywide Technology Replacement & Upgrade - Project #C65201 in the amount of \$19,367.00. The Board reviewed this request 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; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

SUBDIVISIONS:

1. SUBDIVISION #4043 - LEONARD D'ANDREA of D'ANDREA SURVEYING & ENGINEERING, P.C. representing JL JAMROGA, LLC - 16 JAMROGA LANE (2 LOTS):

The applicant is proposing to develop the parcel at 16 Jamroga Lane which is an existing residential property with a lot area of approximately 0.43 acres, located on the westerly side of Jamroga Lane approximately 200 feet north of the intersection of Oaklawn Avenue and Jamroga Lane in the R-7½ residential zoning district.

Dr. Woods made a brief presentation. Leonard D'Andrea of D'Andrea Surveying & Engineering, PC answered questions on behalf of the applicant.

After some discussion, Mr. Totilo recommended approval of Subdivision #4043 with the following conditions:

- A. Dedication of a standard, City of Stamford "Open Space Preservation/Conservation Agreement" for a twenty (20) foot wide area situated along the west boundary of both parcels as the means to protect several trees of size, screen the abutters and provide the space necessary to enhance the aesthetic and conservation values of the property and neighborhood. The easement boundary shall be reflected on the final map prior to filing.
- B. Open Space/Conservation Area shall be field delineated with standard, City of Stamford conservation signage, posts, pins and other suitable measures at all property boundaries, and turning points in the conservation boundary prior to the filing of the final map.
- C. Prior to the filing of the final map, submission of a landscape plan by a qualified landscape professional to further screen abutters and enhance the overall conservation values of the proposed Open Space/Conservation Easement. The plan, which is subject to EPB Staff approval, shall show the location, type, size, number and root type of the functional landscape features proposed.
- D. Prohibition of in-ground fuel oil storage tanks. (Note on the Record Plan)
- E. Submission of a standard, City of Stamford, Drainage Facilities Maintenance Agreement to ensure the full and proper function of the proposed drainage facilities installed on Parcel B. (Note on the Record Plan)
- F. Submission of a standard, City of Stamford, Landscape Maintenance Agreement to ensure the survival and maintenance of mitigation landscaping installed on both Parcels A and B. (Note on the Record Plan)
- G. Submission of a City of Stamford approved performance surety to secure the full and proper completion of approved landscape enhancements on both Parcels A and B prior to the filing of the final map.
- H. In accordance with CGS 8-26c, approval shall expire on April 28, 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. 8 and 9. (Note to appear on Final Map)
- I. Subdivision reference number to be placed on Final Map.

The Planning Board **approved** Subdivision #4043 and found this request to be compatible with the neighborhood and consistent with Master Plan #2 (Residential - Low Density Single Family); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno Tepper and Totilo).

ZONING BOARD REFERRALS:

1. ZB APPLICATION #220-16 - JACQUELINE KAUFMAN, of CARMODY TORRANCE SANDAK HENNESSEY, representing STAMPAR ASSOCIATES, LLC & TSG ENTERPRISES, LLC (d/b/a PURE HOCKEY) - 44 COMMERCE ROAD - Text Change:

Applicant is proposing to amend Appendix A, Table II - "Permitted Use in Commercial and Industrial Districts Only" by permitting Use 171 (Sporting Goods Store, Retail): This use is expressly permitted in the M-L and M-G Zones provided: (1) the gross square footage of such use does not exceed 10,000 square feet; and (2) apparel sold therein shall be limited to specific equipment and apparel used in or required to participate or train in the a particular sport, and related novelty and team apparel. Applicant shall designate to the Land Use Department the sports that it specializes in at the time of Building Permit application.

Jacqueline Kaufman, of Carmody Torrance Sandak Hennessey, made a brief presentation on the Text Change request. Michael Moore, of the DSSD, requested to speak on this application.

After considerable discussion, Mr. Totilo recommended *approval* of **ZB Application #220-16** as to what was presented to the Planning Board by the applicant with the requirement that if the text is substantially changed before the Public Hearing to the Zoning Board it must come back to the Planning Board for a revised referral. In addition, the Planning Board recommends the Zoning Board study and amend the Zoning categories relating to retail for Downtown, East and West Main Streets and the Ridge Roads. In conjunction, the Planning Board will undertake a review of the Master Plan categories of the same areas for possible amendments, starting with this area from Master Plan Category #13 (Industrial- General) to Master Plan Category #7 (Commercial - Arterial); and this request is compatible with the neighborhood and consistent with Master Plan Category #13 (Industrial - General); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

The following revised application (ZB #220-15) was received on April 20, 2020. After publication of the agenda and being too late to post an updated version, a second revised application was submitted for Planning Board review on April 28, 2020 which decreased the number of children from 60 to 46. The applicant explained that a change in space availability at 1425 Bedford Street and concerns from the Planning Board were the reasons for lowering the number of children.

1. ZB APPLICATION #220-15 - DAVETTE STEPHENS - 1425 BEDFORD STREET - Special Exception (REVISION #1): Applicant is requesting to review the Special Exception application to operate a child day care facility for 60 children (an increase of 28 children from the application presented at the March 31, 2020 Planning Board meeting) at 1425 Bedford Street. The property is in the R-H Zoning District.

(REVISION #2): The applicant is resubmitting the Special Exception application to decrease the number of children from 60 to 46. After the applicant signed a lease for certain space, a larger unit became available and the Leasing Office would not cancel the first lease. The applicant will now use two (2) spaces for the day care center known as Unit 1-G and Unit 1-N. After a conversation with Vineeta Mathur, Associate Planner of the Zoning Board, about concerns discussed by the Planning Board about increasing to 60 children, the applicant decreased the number of children to 46. Unit 1-G will be the home of 16 students and Unit 1-N will be the home of 30 students.

The applicant, Davette Stephens, has made two (2) revisions to her Special Exception request to operate a day care center facility at 1425 Bedford Street. The first revision increased the approved number of children she would like to accommodate from 32, which the Planning Board recommended approval at the March 31, 2020 meeting, to 60, which was an increase of almost 50%. A second revision, submitted on today's date, April 28, 2020, decreased the number of children to 46, which is now an increase of almost 30%. Ms. Stephens has requested to speak.

After considerable discussion, by a 4-0-1 vote (Dell, Godzeno, Tepper and Totilo-In Favor / Buccino-Abstained), the Planning Board reaffirmed its original recommendation made on March 31, 2020 to approve the Special Exception application for a day care center at 1425 Bedford for 32 children. Of the four (4) voting in favor of the original recommendation, three (3) strongly upheld the original application of 32 children and one member, Jennifer Godzeno, concurred with the original application of 32 children but thought 46 children would also be agreeable. This request is compatible with the neighborhood and consistent with Master Plan Category #5 (Residential - High Density Multifamily).

ZONING BOARD OF APPEALS REFERRALS:

1. ZBA APPLICATION #015-20 - JOSEPH T. COPPELLA, ESQ. representing FRANK & CONCETTA DeSANTIS - 130 LENOX AVENUE, UNIT #14 - Motor Vehicle (REVISED):

Applicant is the owner of the property located at 130 Lenox Avenue, Unit #14 and will be extending a long term lease to Brian R. Oxer, Principal of OXER Truck Service, LLC. Mr. Oxer is proposing to operate a motor vehicle repair shop with hours Monday through Saturday from 8:00 a.m. to 6:00 p.m. There are two (2) outside parking spaces. There will be no more than four (4) vehicles being serviced within the building. All vehicles being serviced will be parked within the unit overnight.

The Planning Board reviewed this application on March 31, 2020. Since then James Lunney, Zoning Enforcement Officer, required the applicant to clarify on the plan specifically where the two (2) dedicated parking spots will be located and to show some of the areas of operation. In reality, the Planning Board reviewed and approved this with four (4) conditions including limiting the hours of operation on Saturdays from 9:00 a.m. to 3:00 p.m.

After some discussion, Mr. Tepper recommended *approval* of *ZBA Application #015-20* with the following recommendations: (1) the applicant keep regular business hours; (2) prohibit the operation of a car wash; (3) prohibit the operation of an auto body painting shop and (4) limit the hours of operation on Saturdays from 9:00 a.m. to 3:00 p.m.; and this request is compatible with the neighborhood and consistent with Master Plan Category #13 (Industrial-General); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

May 12, 2020 - PUBLIC HEARING FOR MASTER PLAN APPLICATION #MP-436

May 26, 2020

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:40 p.m.

Respectfully Submitted,

Jennifer Godzeno, Secretary
Stamford Planning Board

NOTE: *These proceedings were recorded on video and are available for review on the Planning Board website at <https://www.stamfordct.gov/planning-board-0>*