

**STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, JUNE 9, 2020
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL**

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Web & Phone Meeting Instructions

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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=20*
- *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; and Michael Totilo. Alternates: Claire Fishman and William Levin. Absent: Michael Buccino, Voting Member. Present for staff: David W. Woods, PhD, FAICP, Deputy Director of Planning. Additional Staff Present: Mark McGrath, Director of Operations; Anthony Romano, Management Analyst, Office of Policy & Management; and Thomas Turk, Operations Supervisor.

Ms. Dell called the meeting to order at 7:05 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:

May 26, 2020: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Meeting Minutes of May 26, 2020 with the following change to the Planning Board's recommendation for ZBA Application #022-20:

...with the recommendation the applicant *construct the garage in conformance with the zoning ordinance* (2.5% smaller) so as not to need a variance for an accessory structure...

Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

Since the Planning Board received the following Capital Project Appropriation Requests on Monday, June 8, 2020, Ms. Dell requested Anthony Romano, Management Analysis, Office of Policy & Management, to explain the purpose of all of the items before the Board and answer questions; which he did.

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

Project	Project Name	CNR	Grant	Bond	Total
CP7209	EID (Energy Improvement Project)	(657,411.27)			(657,411.27)
CP9053	Innovate Stamford-Branding & Market	(112,000.00)	(112,000.00)		(224,000.00)
CP8500	Parking Improvements			(250,000.00)	(250,000.00)
C07352	Czescik Home Demolition			(153,183.00)	(153,183.00)
CP7912	Specialty Police Vehicles			(250,000.00)	(250,000.00)
CP5215	Cove Island Barn Restoration			(69,295.84)	(69,295.84)
CP7043	Barrett Park Building Replacement			(95,766.61)	(95,766.61)
CP6811	Cove Island Beach Resiliency Project			(350,001.00)	(350,001.00)
C56201	Glenbrook Building Addition-New Hope			(69,642.68)	(69,642.68)
	TOTALS	(769,411.27)	(112,000.00)	(1,237,889.13)	(2,119,300.40)

After a brief discussion, Mr. Tepper recommended approval of the Capital Project Closeout Recommendations and 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, Fishman, Godzeno, Tepper and Totilo).

2. **ENERGY IMPROVEMENT PROJECT (EID) - PROJECT #CP7209 (Building Lighting Replacement) - Total Amount of \$657,411.27:** The City received more rebates than anticipated. This appropriation is offset by a reduction in Capital non-recurring.

After a brief discussion, Mr. Totilo recommended approval of the Energy Improvement Project (EID) - Project #CP7209 with a Total Amount of \$657,411.27 and 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. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

3. **CITYWIDE MANHOLE & BASIN - PROJECT #C56129 - Total Amount of \$500,000.00:** The City's road network contains more than 12,000 manholes and basins. These structures require periodic reconstruction and adjustment at an average cost of \$8,000.00 per basin. This work is critical to protect the safety of the public and to maintain the City's investment in the infrastructure.

After a brief discussion, Ms. Fishman recommended approval of the Citywide Manhole & Basin - Project #C56129 with a Total Amount of \$500,000.00 and 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. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

4. **CITYWIDE EQUIPMENT REPLACEMENT & UPGRADE - PROJECT #C65202 - Total Amount of \$250,000.00:** To replace and upgrade miscellaneous equipment and other items with a useful life in excess of five (5) years and which are non-recurring.

Mr. Tepper asked what the biggest expense on the list would be. Mark McGrath, Director of Operations, explained there are a variety of needs but they would look at the most pressing which would be dumptruck bodies and reconditioning a loader.

After a brief discussion, Mr. Totilo recommended approval of the Citywide Equipment Replacement & Upgrade - Project #C65202 with a Total Amount of \$250,000.00 and 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; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

5. **INSPECTION AND ASSESSMENT OF CITY PROPERTY - PROJECT #001218 - Total Amount of \$250,000.00:** To provide Assessments and Property Condition Reports. Inspect and assess the condition of City property to determine deficiencies, immediate repairs and create a replacement reserve table. Assessment to include but not limited to:

- Structural components, including walls, floors, roofs, windows and doors.
- Systems, including plumbing, HVAC and electrical
- Interior & exterior components, including finished and fixtures.

A Building Condition Assessment Report would be provided for each selected property.

Dr. Woods explained the Condition Assessment Report would help the Planning Board and department heads when drafting the priorities for the Capital Budget.

After a brief discussion, Ms. Fishman recommended approval of the Inspection and Assessment of City Property - Project #001218 with a Total Amount of \$250,000.00 and 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. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

ZONING BOARD REFERRALS:

NOTE: *ZB Application #220-25 & #217-16 (3rd MOD) will be head together but voted on separately.*

1. **ZB APPLICATION #220-25 - HP GATEWAY LAND ONE OWNER, LLC & GATEWAY HARBOR POINT PLANNED COMMUNITY ASSOCIATION, INC. - 340 WASHINGTON BLVD., - Map Change:** Applicants are proposing to amend the Zoning Map for 340 Washington Blvd. from the Residential Multifamily (RM-F) Zoning District to Transportation Center Design District (TCDD).

After a brief discussion, Mr. Totilo recommended **approval** of *ZB Application #220-25* and that this request is compatible with the neighborhood and consistent with Master Plan Category #16 (Transit-Oriented Design District); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).

2. **ZB APPLICATION #217-16 (3rd MOD) - CHARTER COMMUNICATIONS HOLDING COMPANY, LLC; HP GATEWAY ONE OWNER, LLC; HP GATEWAY UNIT TWO OWNER, LLC & GATEWAY HARBOR POINT PLANNED COMMUNITY ASSOCIATION, INC. - 340 & 400-440 WASHINGTON BLVD. - General Development Plan, Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:** Applicants are proposing to modify the previously approved ZB Application #217-16 (2nd Mod) to facilitate the reconfiguration of the proposed parking garage and deck to incorporate 340 Washington Blvd. and other associated modifications to the site plan.

William Hennessey, of Carmody Torrance Sandak Hennessey, made a brief presentation on this application submitted to amend approved ZB Application #217-16 (2nd MOD) (“Approval”). The Approval permitted construction of the new corporate headquarters of Charter Communications. The applicants seek General Development Plan, Site Plan, Special Permit and Coastal Site Plan approval to modify the Approval to allow for the reconfiguration and enhancement of the parking garage located at 400-440 Washington Boulevard (“Gateway Site”). A companion Map Change application seeking to rezone 340 Washington Boulevard to the Transportation Center Designed District (“TCDD”) will facilitate this minor modification and will also allow for the widening of Washington Boulevard (collectively, the “Property”).

After a brief discussion, Mr. Tepper recommended **approval** of *ZB Application #217-16 (3rd MOD)* and that this request is compatible with the neighborhood and consistent with Master Plan Category #16 (Transit-Oriented Design District); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).

3. **ZB APPLICATION #220-21 - 492 GLENBROOK ROAD, LLC - 492 GLENBROOK ROAD (a.k.a. 492-494 GLENBROOK ROAD) - Site & Architectural Plans and/or Requested Uses and Special Permit:** Applicant is proposing to adaptively reuse and redevelop the property for a mixed-use development containing a total of twelve (12) units, ground floor commercial space and twenty-one (21) parking spaces. The development will reuse the first floor of the existing building, demolish the second story, add two stories and add a two-story building above parking in the rear. Property is located within the V-C (Village Commercial) District.

Jason Klein, of Carmody Torrance Sandak Hennessey, made a brief presentation (PowerPoint Presentation submitted) discussing the recommendations on this proposal to build twelve (12) two-bedroom apartments and retail on the first floor along Glenbrook Road across the street from Glenbrook Train Station. Please note this is the first development proposed in Glenbrook under the Village-Commercial District that requires meeting the new revised Village-Commercial zoning requirements by expanding the main street elements of the Village Commercial zoning the Planning Board and Zoning Board recently approved. This would also further the design characteristics of the Glenbrook/Springdale TOD study.

As part of the discussion, the Planning Board commended the applicant for the interesting design and more importantly, voluntarily including the second BMR unit onsite without buying out.

After a brief discussion, Ms. Godzeno recommended **approval** of **ZB Application #220-21** and that this request is compatible with the neighborhood and consistent with Master Plan Category #6 (Commercial-Neighborhood); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

NOTE: ZB Application #220-17 & #220-18 will be head together but voted on separately.

4. **ZB APPLICATION #220-17 - RICHARD REDNISS c/o 22 FIRST STREET (REDNISS & MEAD) - Text Change:** Applicant is proposing to amend Article III, Section 9AA - PD (Planned Development District); Subsection 1, Subsection 3-g, Subsection 3-h and Subsection D-1-b.

- Revise the PD boundary from an arbitrary radius that cuts through properties and buildings, to a more thoughtful boundary running along the river and City streets.
- Simplify the BMR requirement in the PD to the same 10% the City has been instituting elsewhere in the regulations
- Revise the parking ratio that currently exists in two different sections of the Zoning Regulations, which conflict with one another. The proposed ratios are slightly lower than what is permitted in the R-H zone but higher than what is allowed in the MX-D and Downtown.

After a brief discussion, Ms. Godzeno recommended **approval** of **ZB Application #220-17** and that this request is compatible with the neighborhood and consistent with Master Plan Category #5 (Residential-High Density Multifamily) ; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).

5. **ZB APPLICATION #220-18 - WESCOTT APARTMENTS DE 1, LLC (Owner) & WESCOTT APARTMENTS DE 2, LLC (co-Owner) - 1430 WASHINGTON BOULEVARD - Map Change:** Applicants are requesting to have a portion of 1430 Washington Boulevard moved from present Zoning Districts R-5, R-H & P-D to proposed Zoning Districts R-5 & P-D.

This is a Zone Change from R-H to P-D. The existing property and building are currently split-zoned, due to the existing radius for P-D eligibility which made only some of the site eligible for P-D designation. Pending approval of the companion text change, this Zone change will put the entire building in the P-D zone and facilitate the conversion of existing ground floor office space to 19 residential apartments. If approved, a future Special Permit application for the conversion would follow.

After a brief discussion, Mr. Levin recommended **approval** of **ZB Application #220-18** and that this request is compatible with the neighborhood and consistent with Master Plan Category #5 (Residential-High Density Multifamily) ; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).

NOTE: ZB Application #220-19 & #220-20 will be head together but voted on separately.

6. **ZB APPLICATION #220-19 - RAYMOND R. MAZZEO, c/o 22 FIRST STREET (REDNISS & MEAD) - Text Change:** Applicant is proposing to amend Section 7.3 (Special Exception Uses for Historic Buildings) by modifying the first sentence of Subsection D-5 by adding the words “light and air,” to read as follows:

5. **Bonus Development Standards.** The Zoning Board in its sole discretion may approve a Special Permit and site plan pursuant to this section that does not otherwise fully satisfy the yard, height, coverage, light and air, dwelling unit density or floor area ratio (F.A.R.) standards of these Regulations, subject to the limitations as herein defined... (Remainder of section unchanged.)

To allow relief from the newly adopted Light & Air requirement within the Historic Preservation regulations. This is similar to other relief permitted by Section 7.3 and essentially serves as a placeholder until the new Section 7.3 as part of the Omnibus is heard and adopted.

After a brief discussion, Mr. Tepper recommended **approval** of **ZB Application #220-19** and that this request is compatible with the neighborhood and consistent with Master Plan Category #4 (Residential-Medium Density Multifamily); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).

7. **ZB APPLICATION #220-20 - HARDY PROPERTIES (Owner) & THE HOUSING DEVELOPMENT FUND (Contract Purchaser) - 287 & 297 WASHINGTON BOULEVARD - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:** Applicants are proposing to preserve a historic building and redevelop the remaining site area to provide a total of twenty-two (22) Below Market Rate home ownership units. The site is located in the R-MF Zoning District.

Rick Redniss, of Redniss & Mead, made a presentation and answered questions from the Board.

This application will create 22 affordable condominium units. This proposal has been reviewed by the Planning and Zoning Boards previously, as it was one of the approved recipients of Fee-In-Lieu funding from P1/P2 and P3/P6 Harbor Point developments. The development will preserve a historic building to house two of the units. The other 20 will be in a new 4-story building, the top floor of which is significantly set back from the street in order to maintain the scale and character along this section of Washington Boulevard. The units are all 2 and 3 bedroom homeownership units affordable to those earning up to 50% AMI. Parking is provided at a rate of 1.45 space per unit. These “family sized” homeownership opportunities are something that has been called for, both in the Master Plan and by the South End neighborhood, for some time.

APPLICANT’S PROJECT NARRATIVE:

The Housing Development Fund (“HDF” and/or “the Applicant”) is the contract purchaser of two (2) properties, 287 & 297 Washington Boulevard (collectively “the Property” and/or “the Site”), currently owned by Hardy Properties LLC (Owner). The HDF is proposing to preserve this 125-year-old historic building and redevelop the remaining site area to provide a total of 22 Below Market Rate home ownership opportunities. The Site is approximately 0.52 acres located on Washington Boulevard within Master Plan Category #4 (Residential - Medium Density Multifamily) and the R-MF (Multiple Family Residence Design District) zone.

The project was reviewed in concept by the Planning Board and Zoning Board as part of approvals of ZB Application #218-04 and #219-21 from which the HDF was awarded approximately \$3M in fee-in-lieu (FIL) funds to help make the project viable. The proposal was favorably received by the Boards as it serves several important needs for the City of Stamford, including (a) affordable home ownership opportunities in the South End neighborhood, (b) affordable “family sized” units, and (c) preservation of an historic structure. The HDF is now following through on their proposed plan. The current proposal remains consistent with previously submitted concepts. To facilitate the preservation and affordable housing development, the HDF has submitted applications for a Text Change, Special Permit, Site & Architectural Plans and/or Requested Uses, and Coastal Site Plan Review.

STAFF COMMENTS:

This application will allow income-restricted affordable home ownership of twenty-two (22) units and will be income restricted for home ownership while restoring the 125-year-old house to code. In addition, the applicant will be constructing a second building close to the north that is similar in design as well as a third building, which is situated 95 ft. from the street.

After some discussion, the Planning Board commended the applicant for trying to work within the historic aspects of the building and by making it affordable for future residents. Also, the Planning Board would like the applicant to consider changing the roof pitch on the 4-story building at the 3rd floor roof level to compliment the turret feature on the original historical building. Ms. Godzeno recommended **approval** of **ZB Application #220-20** and that this request is compatible with the neighborhood and consistent with Master Plan Category #4 (Residential-Medium Density Multifamily); 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:

June 30, 2020

July 21, 2020 - Special Meeting

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:45 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 http://cityofstamford.granicus.com/ViewPublisher.php?view_id=20