

**STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, JULY 21, 2020
SPECIAL MEETING
VIA THE INTERNET & CONFERENCE CALL**

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/85494382264>

Meeting ID: 854 9438 2264
Password: 725041

Web & Phone Meeting Instructions

- *If your computer/smartphone has mic and speaker then:
Type in, paste or click the following link: <https://us02web.zoom.us/j/85494382264>; **OR***
- *If not, then **Call-in** using the **Phone Number & Password** 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 Buccino and Michael Totilo. Alternates: Claire Fishman. Absent: William Levin, Alternate. Present for staff: David W. Woods, PhD, FAICP, Deputy Director of Planning. Additional Staff Present: Jennifer Williams, Bureau Chief, Parks & Recreation; Mark McGrath, Director of Operations and Anthony Romano, Management Analyst, Office of Policy & Management.

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:

June 30, 2020: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of June 30, 2020; Ms. Godzeno 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:

INSPECTION & ASSESSMENT OF CITY PROPERTY - PROJECT #001218 FOR A TOTAL AMOUNT OF \$150,000.00: Provide assessments and property conditions reports. Inspect and assess the conditions of City property to determine deficiencies, immediate repairs and create a replacement reserve table. Assessments 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.

The Planning Board originally recommended approval of this request for \$250,000 on June 9, 2020. Upon further assessment, the Mayor is now requesting to reduce the amount by \$100,000.00.

Anthony Romano, Management Analyst, Office of Policy & Management made a brief presentation and was available to answer questions.

After a brief discussion, Mr. Tepper made a motion to **Rescind** the previous request of \$250,000.00 approved at the June 9, 2020 meeting; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

After further discussion, Mr. Tepper recommended **Approval** of the Inspection & Assessment of City Property - Project #001218 with the adjusted Total Amount of \$150,000.00 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. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

Dr. Woods announced Jennifer Williams, Bureau Chief, Parks & Recreation joined the meeting and was participating to introduce herself to the Board in preparation for the Capital Budget meetings in October.

Ms. Dell thanked Ms. Williams, Mr. Romano and Mr. McGrath for attending.

Ms. Dell called for a motion to bring forward the dates of the Planning Board meetings. Mr. Tepper made a motion to bring forward the dates of the Planning Board meetings; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

Ms. Dell asked the Board if there were any conflicts with changing the August 4, 2020 meeting to August 11, 2020. All agreed to the change.

Mr. Totilo made a motion to change the August 4, 2020 meeting to August 11, 2020; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

ZONING BOARD REFERRALS:

Ms. Dell explained she and Dr. Woods, on behalf of the Planning Board, made a request to BLT to postpone the discussion of the five (5) Zoning Board referrals to August 11, 2020, in order to allow the Board additional time for due diligence on these applications.

Mr. Tepper made a motion to **TABLE** all five (5) Zoning Board Referrals (ZB # 220-26; #220-27; #220-28; #220-29 & #220-30) to the August 11, 2020 meeting; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

These applications will be considered together but voted on separately. (See Staff Report)

NOTE: ZB Application #220-26 & #220-27 Represent the Eastern Properties.

1. **ZB APPLICATION #220-26 - WOODLAND PACIFIC, LLC & WALTER WHEELER DRIVE SPE, LLC - 707 PACIFIC STREET and 29, 39 & 41 WOODLAND AVENUE - Zoning Map Change:** Applicants are proposing to change the Zoning District for approximately four (4) acres of property comprising Harbor Point Planned Community Master Units C2 & SD #1 - 707 Pacific Street and 29, 39 & 41 Woodland Avenue from M-G, RM-F, C-B & SRD-S Zoning Districts to the R-HD Zoning District.

2. **ZB APPLICATION #220-27 - WOODLAND PACIFIC, LLC; WALTER WHEELER DRIVE SPE, LLC & THE STRAND/BRC GROUP, LLC - 707 PACIFIC STREET and 29, 39 & 41 WOODLAND AVENUE - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:** Applicants are requesting Site & Architectural Plans and/or Requested Uses and Coastal Site Plan Review approval for a development within the proposed RH-D Zoning District comprising 540 apartments including 54 onsite Below Market Rate (BMR) units, 690 parking spaces in a structured garage and associated landscaping and improvements. The applicants also seek a Special Permit pursuant to Subsections 4.D.15.e, 12.D.1.c & 4.D.15.m.4.c. The site comprises Harbor Point Planned Community Master Units C2 & SD #1 - 707 Pacific Street and 29, 39, & 41 Woodland Avenue.

NOTE: *ZB Application #220-28; #220-29 & #220-30 Represent the Western Properties.*

3. **ZB APPLICATION #220-28 - WALTER WHEELER DRIVE SPE, LLC - 796 ATLANTIC STREET and 17, 21, 23, 25, 29 & 39 WOODLAND AVENUE - Text Change:** Applicant is proposing to amend Article II, Section 9.J.2.a to change the references to the Master Plan within the “Purpose” Subsection for the South End Redevelopment District - South (SRD-S).
4. **ZB APPLICATION #220-29 - WOODLAND PACIFIC, LLC; WALTER WHEELER DRIVE SPE, LLC & THE STRAND/BRC GROUP, LLC - 796 ATLANTIC STREET and 17, 21, 23, 25, 29 & 39 WOODLAND AVENUE - Zoning Map Change:** Applicants are proposing to amend the Zoning Map for approximately three (3) acres of property from RM-F and M-G to SRD-S. The subject property comprises properties including Harbor Point Planned Community Master Units C-1 & SDU #1 - 5-9 Woodland Avenue, 796 Atlantic Street and 17, 21, 23, 25, 29 & 39 Woodland Avenue.
5. **ZB APPLICATION #220-30 - WOODLAND PACIFIC, LLC; WALTER WHEELER DRIVE SPE, LLC & THE STRAND BRC GROUP, LLC - 796 ATLANTIC STREET and 17, 21, 23, 25, 29 & 39 WOODLAND AVENUE - General Development Plan and Coastal Site Plan Review:** Applicants are requesting to amend the Harbor Point General Development Plan and Coastal Area Management Plan to facilitate the future development of Block C2 within the Harbor Point GDP.

OLD BUSINESS:

None.

NEW BUSINESS:

Ms. Dell suggested changing the starting time of meetings to either 6:00 or 6:30 p.m. Ms. Dell noted Mr. Levin emailed asking to keep the time at 7:00 p.m. After a brief discussion, the consensus was to make the adjustment to start meetings at 6:30 p.m. beginning with the August 11, 2020 meeting.

Ms. Dell explained that discussion of the above Zoning Board referrals will be discussed at the August 11, 2020 meeting and a decision would be rendered at the August 25, 2020 meeting. Ms. Dell stated that if you attend the August 11, 2020 meeting to please make sure you also attend the August 25, 2020 meeting to participate in the vote.

Next regularly scheduled Planning Board meetings are:

August 11, 2020

August 25, 2020

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:18 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