

**STAMFORD PLANNING BOARD  
APPROVED MINUTES - TUESDAY, NOVEMBER 10, 2020  
REGULAR MEETING & CAPITAL BUDGET  
VIA THE INTERNET & CONFERENCE CALL  
6:00 P.M.**

**JOIN ZOOM MEETING**  
<https://us02web.zoom.us/j/85194864398>

**Meeting ID: 851 9486 4398**  
**Passcode: 113800**

**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/85194864398>; **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](mailto: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](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](mailto:lcapp@stamfordct.gov) or submit through a Chat message to the Planning Board Chair during the meeting.*

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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Jennifer Godzeno, Secretary; Michael Totilo and Michael Buccino. Alternates: William Levin. Absent: Claire Fishman, Alternate. Present for staff: David W. Woods, PhD, FAICP, Deputy Director of Planning; Mark McGrath, Director of Operations; Jay Fountain, Director, Office of Policy & Management; Anthony Romano, Management Analyst, Office of Policy & Management; J.R. McMullen, Board of Representatives - District 18; Lindsey Miller, Board of Representatives - District 7 and Ms. Tamu Lucero, Superintendent of Schools

Also present as Capital Budget presenters for the Board of Education:

- Mr. Kevin McCarthy, Facilities Manager, Board of Education.
- Cindy Grafstein, Special Assistant to the Mayor

Ms. Dell called the meeting to order at 6:00 p.m., introduced the members of the Board and staff present. Ms. Dell explained the reason for the 6:00 p.m. start is due to the Capital Budget items on the agenda and stated that anyone who is participating for the Regular Meeting portion may sign out and return at approximately 7:00 p.m. after the Capital Budget but are welcome to stay and listen. Ms. Dell also explained this meeting is not a Public Hearing. Unless there was an invitation to speak, no one is allowed to address the Board.

Ms. Dell introduced the first item on the agenda.

### **PLANNING BOARD MEETING MINUTES:**

**October 20, 2020:** Ms. Dell noted one error in the Minutes. The Minutes state Ms. Dell adjourned the meeting. It should read that Mr. Tepper adjourned the meeting as Ms. Dell was absent. Ms. Dell turned the meeting over to Mr. Tepper to approve the Minutes. Mr. Tepper called for a motion to correct the October 20, 2020 minutes as noted. Mr. Totilo made a motion to correct the October 20, 2020 Minutes to read that Mr. Tepper adjourned the meeting and approve the Minutes; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Godzeno, Levin, Tepper and Totilo). (Ms. Dell was ineligible to vote as she was absent at the October 20, 2020 meeting)

### **REQUEST FOR AUTHORIZATION**

#### **SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

**PUBLIC SAFETY EQUIPMENT REPLACEMENT & UPGRADE - PROJECT #CP7149 - TOTAL AMOUNT OF \$1,800,000.00:** Purchase of Public Safety Radios. Quantity of 200 APX8000 All Band Portable Model 2.5, for the Fire Department. Quantity of 270 APX4000 700/800 Model 2.5 Portable, for the Police Department.

Anthony Romano, Office of Policy & Management, made a brief presentation to the Board explaining this request for a Supplemental Appropriation of \$1.8M for 270 all-band police radios, which if purchased this year, will save the City approximately \$550,000.00. If this Appropriation is approved by the Boards, Public Safety will retract the \$2.35M request made for next year.

After a brief discussion, Mr. Tepper recommended approval of the Public Safety Equipment Replacement & Upgrade - Project #CP7149 for a Total Request of \$1,800,000.00 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter 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, Godzeno, Tepper and Totilo).

Ms. Dell began the Capital Budget portion of the meeting and introduced Representatives McMullen and Miller, Ms. Lucero, Ms. Grafstein, and Mr. McCarthy.

Ms. Dell explained that there is a limited budget of approximately \$15M. There is a request to the Mayor to increase the Safe Debt Limit to \$30M but no decision has been made this time. Currently, the Safe Debt Limit is \$25M of which \$5M will go to Mold Remediation in the schools and \$5M to road repair which leaves the \$15M for all other requests for 2021-2022. Items for priority consideration are projects with associated grants, projects that can be finished within the year and/or projects which are desperately needed by the department/agency.

Ms. Dell asked Ms. Lucero if she would like to speak before Ms. Grafstein makes her presentation. Ms. Lucero stated she would only be listening and leave the presentation to Mr. McCarthy and Ms. Grafstein.

### **CAPITAL BUDGET PRESENTATIONS:**

1. Board of Education: Cindy Grafstein, Special Assistant to the Mayor & Kevin McCarthy
2. Board of Education - Short Term Financing: Cindy Grafstein

Ms. Dell closed the Capital Budget portion of the meeting and explained the next meeting on December 8, 2020 will be the review and discussion on the appropriation of the funds for the final submission to the Mayor.

Ms. Dell also thanked Representatives McMullen and Miller for their participation in the Capital Budget meetings.

Ms. Dell announced the Public Hearing for the Capital Budget is scheduled for January 12, 2020 and the final review for submission to the Mayor will be on February 2, 2020.

Ms. Dell began the Regular Meeting and introduced Mr. Redniss.

**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #220-41 - RICHARD REDNISS, REDNISS & MEAD, representing MICHAEL & CAROL FEDELE - Text Change:** Applicant is proposing to amend Section 5-E (Use Regulations) to modify the definition of Family Estate.

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

This proposed Text Change is to lower the minimum area for family estate from 15 acres to 10 acres located only in an RA-1 or RA-2 zone. (Does not apply to RA-3 zone which remains at 25 acres.) Staff concurs with the analysis provided by the applicant's representative, Redniss & Mead that this would allow the potential for flexibility to subdivide large lots in north Stamford and is consistent with the three strategies of the Master Plan identified in the analysis. Staff also concurs with the applicant's assessment of possible benefits to increasing property tax protection of environmentally sensitive areas and reduction of potential impacts from redevelopment.

After a brief discussion, Mr. Totilo recommended **approval** of *ZB Application #220-41* and that this request is compatible with the neighborhood and consistent with Master Plan Category #6 (Commercial - Neighborhood); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

2. **ZB APPLICATION #220-43 - LISA FEINBERG, CARMODY TORRANCE SANDAK HENNESSEY, LLP representing STAMFORD WASHINGTON INVESTORS, LLC; STAMFORD WASHINGTON OFFICE, LLC & STAMFORD WASHINGTON LAND, LLC - 677 & 707 WASHINGTON BOULEVARD - Site & Architectural Plans and/or Requested Uses; Special Permit & Coastal Site Plan Review:** Applicant is proposing to redevelop the northern ±1.92 acres of the Property referred to as the "Visitor's Lot" by removing the existing surface parking lot and constructing a 34-story mixed-use building containing 406 residential units, 36,880 sq. ft. of ground-floor retail space and 537 parking spaces with associated tenant amenity space and other related improvements. The existing office building and Redman's Hall will remain unchanged.

William Hennessey, Carmody Torrence Sandak Hennessey, LLP, made a presentation to the Board along with the Development Team of Lisa Feinberg and Meaghan Miles, Carmody Torrence Sandak Hennessey, LLP; Richard Redniss, Raymond Mazzeo and David Pinto, Redniss & Mead; Mark Creedon and Maria Szmít, Perkins Eastman (Architects) and Karl Mittermayr and Grant McKiernan, George Comfort & Son (Property Owners).

Applicants are requesting Special Permit approval for [a] review of large-scale development pursuant to Section 7.5 of the Zoning Regulations; [b] reduced parking for residential uses in the CC (Central City) and ARDD (Architectural Review Design District) pursuant to Section 12.D.1.c; [c] premium building height pursuant to Table IV, Appendix B, Footnote 13 (up to 400 ft.) and [d] Section 7.S.9 in order to redevelop the northern 1.92± acres of the Property with a 34-story mixed-use tower containing 406 residential units, ground floor retail, an enclosed parking garage containing 537 parking spaces, associated tenant amenity space and other related site improvements. As per the amended Section 7.4 of the Zoning Regulations, the applicant will be required to provide 40.6 Below Market Rate (BMR) units as part of this application.

After considerable discussion, Mr. Totilo recommended **approval** of **ZB Application #220-43** with the recommendation that if the Zoning Board approves this application, the Zoning Board should take an extensive review of the Below Market Rate affordability; this request is compatible with the neighborhood and consistent with Master Plan Category #11 (Downtown); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

Ms. Dell called for a 5 minute break.

Ms. Dell resumed the Regular Meeting and introduced Mr. Musilli.

***THE FOLLOWING TWO APPLICATIONS WILL BE HEARD TOGETHER BUT  
VOTED ON SEPARATELY.***

3. **ZB APPLICATION #220-39 - MARIO P. MUSILLI, ESQ. representing ARTEL PROPERTIES, LLC (Owner/Applicant) - 41-45 STILLWATER AVENUE - Map Change:** Applicant is requesting the rezoning of 41-45 Stillwater Avenue from R-MF Zoning District to the Village Commercial (V-C) Zoning District.
4. **ZB APPLICATION #220-40 - MARIO P. MUSILLI, ESQ. representing ARTEL PROPERTIES, LLC (Owner/Applicant) - 41-45 STILLWATER AVENUE - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:** Applicant is proposing to demolish the two (2) existing structures and construct a 39-unit residential building with approximately 1,980 sq. ft. commercial space on the ground floor and 41 on-site parking spaces.

Mario Musilli, Esq. made a presentation and answered questions from the Board. Elena Kalman, Architect; also addressed the Board and answered questions.

Artel Properties, LLC (Owner/Applicant) is attempting to redevelop two parcels located at 41-45 Stillwater Avenue (collectively “the Property”). The Property currently contains two multi-tenanted buildings built in 1900 and 1910 that are largely obsolete. The Property is approximately 26,415 sq. ft. and is located on the easterly side of Stillwater Road in the R-MF (Residential Multifamily) Zone. The structure on the parcel known as 41 Stillwater Avenue is presently used as a rooming house according to the Assessor’s records and contains 14 approved units. The building on the parcel known as 45 Stillwater Avenue is a four-family house. The proposed development calls for creation of a 39 unit residential building with one commercial unit along with 41 parking spaces. On-site parking will be behind and beneath the proposed structure.

After a brief discussion, Mr. Tepper recommended **approval** of **ZB Application #220-39** 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, Buccino, Godzeno, Tepper and Totilo).

After a brief discussion, Mr. Totilo recommended **approval** of **ZB Application #220-40** and that this request is compatible with the neighborhood and consistent with Master Plan Category #6 (Commercial-Neighborhood); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

5. **ZB APPLICATION #220-42 - TRACI SKIADAS - Text Change:** Applicant is proposing to amend Article III, Section 5 (Use Regulations) to change the minimum distance requirement between package stores from 1,500 ft. to 1,250 ft. outside Master Plan Categories 9 & 11.

At the Planning Board meeting held on September 29, 2020, this request was reviewed as a Zoning Board of Appeals application. As the submitted referral letter to the Zoning Board of Appeals shows, the Planning Board recommended denial as the Board felt this was not the proper location for an additional package store and the 1,500 ft. of separation should be adhered to.

Ms. Dell explained that she had received many requests to speak from residents and as this meeting is not a Public Hearing decided to allow one speaker and the applicant to address the Board. Ms. Dell introduced Ms. Skiadas.

Traci Skiadas made a brief presentation to the Board.

Ms. Dell then introduced Michael McGrath, owner of Vic's Liquor Store, who made a presentation on the behalf of 13 liquor store owners, including himself, who are in opposition to this Text Change.

After a brief discussion, Mr. Tepper recommended **Denial** of **ZB Application #220-42** and that this request is incompatible with the neighborhood and inconsistent with the 2015 Master Plan; Mr. Totilo seconded the motion and passed with eligible members present voting, 4-0-1 (Dell, Buccino, Tepper and Totilo - Denial / Godzeno - Abstained).

### **ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #041-20 - RAYMOND MAZZEO, REDNISS & MEAD, representing MARIKAP PROPERTIES, LLC - 179 LUDLOW STREET - Variances:** Applicant owns the property improved with a warehouse, surface parking and vehicle storage. Applicant is proposing a one-story addition to the warehouse of approximately 4,900 sq. ft. and is requesting the following variances:

- Section 10-A & Appendix A, Table II: To permit the expansion of an existing nonconforming warehouse use (#186).
- Section 9-N-6-e & Appendix B, Table III: Building coverage of 44.4% in lieu of 35% permitted.
- Section 9-N-6-g & Appendix B, Table III: Front yard setback of 11.2 ft. in lieu of the 15 ft. required.
- Appendix B, Table III: Street center setback of 25.9 ft. in lieu of the 40 ft. required.

This existing warehouse is located on a corner lot, which requires adherence to front yard setbacks on two sides as well as limits the area where the building can be expanded. This warehouse was also rezoned as part of the master rezone area from M-G (General Industrial) to R-MF (Residential Multifamily). At the time of the rezoning and Master Plan Category #4 (Residential - Medium Density Multifamily) both the Planning Board and Zoning Board had anticipated this lot being redeveloped into Multifamily Residential which is consistent with what is on the north side of Ludlow Street. However, this is a growing commercial use in which the applicant is proposing an approximately 4,900 sq. ft. one-story warehouse addition, which will provide significant improvements to the site plan and landscaping over the existing conditions as well as replace existing outdoor parking and storage areas. These improvements will enhance the aesthetic of the neighborhood.

After a brief discussion, Ms. Godzeno recommended **approval** of **ZBA Application #041-20** and that this request is compatible with the neighborhood and consistent with Master Plan Category #4 (Residential - Medium Density Multifamily); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

2. **ZBA APPLICATION #043-20 - RAYMOND MAZZEO, REDNISS & MEAD, representing CULLMAN LAND COMPANY, LLC - 107 HICKORY ROAD - Variance of Section 3.B (Defined Terms) Accessory Structure:** Applicant owns a single-family dwelling with legally nonconforming access structures (two barns and an in-ground pool). The home and barns date back to the 1850s. One of the barns exceeds the permitted height for an accessory structure and the applicant is proposing to relocate and renovate the historic barn to save it from collapsing and extend its useful life for another 100 years. As a result of the renovation, reinforced structure and insulation the existing structure will grow slightly in height and width. The applicant is requesting allowance of the relocation and renovation to be 28 ft. in height in lieu of the 15 ft. permitted, as measured from the average grade to the peak of the roof.

As the applicant states above, they are proposing to relocate a historic barn that dates back to the 1850s. However, to renovate and bring the accessory structure up to code they need a variance allowance for the relocation and renovation to be 28 ft. in height in lieu of the 15 ft. permitted. This is an existing historic structure and the applicant is not adding to the impacts of the neighborhood.

After a brief discussion, Mr. Tepper recommended **approval** of *ZBA Application #043-20* and that this request is compatible with the neighborhood and consistent with Master Plan Category #1 (Residential - Very Low Density Single-Family); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

3. **ZBA APPLICATION #040-20 - ROMAN BANKA - 75 WILD DUCK ROAD - Variance of Section 6 (Accessory Buildings):** Applicant owns a two-story, single-family dwelling and is seeking to install a generator. Applicant is requesting an allowance for the generator to be located in the front yard of this corner lot in an RA-1 residential zone. Generator will be approximately 40 ft. from the street lot line and 5 ft. from the dwelling.

After some discussion, Mr. Tepper recommended **approval** of *ZBA Application #040-20* however, the Planning Board had concerns that the applicant failed to provide a hardship for the particular placement (i.e. what is the physical and/or environmental impediment as to why they need to install the generator in the front yard) and that this request is compatible with the neighborhood and consistent with Master Plan Category #1 (Residential - Very Low Density Single-Family); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

4. **ZBA APPLICATION #042-20 - SERI BUETI, BUETI CONSTRUCTION, representing DACE ASHCRAFT - 54 KENILWORTH DRIVE WEST - Variance of Table III, Appendix B:** Applicant owns an existing one-story, single-family dwelling under construction with an existing shed which is to be removed. Applicant is proposing: **(a)** to add a rear and front dormer of approximately 220 sq. ft. both located in unfinished attic space and **(b)** to add a balcony of approximately 48 sq. ft. placed within the attic footprint of the existing building under construction. Applicant is requesting: **(a)** a street line setback of 29 ft. for the top floor ½-story addition in lieu of the 40 ft. minimum; **(b)** a street center setback of 54 ft. for the top floor ½-story addition in lieu of the 65 ft. minimum and **(c)** a rear yard setback of 29.8 ft. for the top floor ½-story addition in lieu of the 30 ft. minimum.

Dr. Woods stated since this is an odd shaped lot and is consistent with the neighbor to the north, it is compatible with the neighborhood.

After a brief discussion, Mr. Tepper recommended **approval** of *ZBA Application #042-20* and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single-Family); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Dr. Woods stated the Board of Representatives passed the Affordable Housing Trust Fund. Among the requirements for the Trust Fund is an Affordable Housing Study. A request for approval of a contract for a consultant to perform the study will go before the Board of Finance on Thursday (November 12, 2020) and approval of this contract will go before the Board of Representatives. Approval of the plan will come before the Planning Board. This study will be the basis for the 2025 Master Plan Housing element and this has not been done since 2001.

Next regularly scheduled Planning Board meetings are:

- November 17, 2020 - **CANCELLED**
- December 8, 2020 - Capital Budget Review (Meeting starts at 6:00 p.m.)
- December 15, 2020 - Regular Meeting

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:27 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](http://cityofstamford.granicus.com/ViewPublisher.php?view_id=20)