

STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, FEBRUARY 5, 2019
REGULAR MEETING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Jennifer Godzeno, Secretary and Michael Buccino. Alternates: Claire Fishman and Roger Quick. Absent: Michael Totilo, 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 and Jay Fountain, Interim Director, Office of Policy & Management.

Ms. Dell called the meeting to order at 6:30 p.m. and introduced the members of the Board and staff present.

Ms. Dell introduced the first item on the agenda.

REQUEST FOR AUTHORIZATION
SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

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

| Project # | Project Name | State |
|------------------|--|-----------------------|
| CP8707 | Solid Waste Maintenance Garage | (\$50,000.00) |
| CP8708 | Transfer Station Power Supply Upgrade | (\$85,000.00) |
| CP8709 | Transfer Station Exterior Lighting | (\$50,000.00) |
| CP9241 | Transfer Station Rehabilitation Improvements | (\$750,000.00) |
| TOTAL | | (\$935,000.00) |

After a brief discussion, Mr. Tepper recommended approval of the Capital Project Closeout Recommendations for Project Nos. CP8707, CP8708, CP8709 & CP 9241 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; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Godzeno and Tepper).

2. TRANSFER STATION REHABILITATION IMPROVEMENTS - PROJECT #CP9241: To offset the January 2019 Capital Project Closeout associated with Grants in the amount of \$350,000.00. After a brief discussion, Mr. Tepper recommended approval of the Transfer Station Rehabilitation Improvements - Project #CP9241 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; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Godzeno, Quick and Tepper).

3. DISTRICT-WIDE BOILER & BURNER REPLACEMENT - PROJECT #C5B613: To offset the January 2019 Capital Project Closeout associated with Grants in the amount of \$175,000.00. After a brief discussion, Mr. Tepper recommended approval of the District-Wide Boiler & Burner Replacement - Project #C5B613 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; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Godzeno and Tepper).

Ms. Dell called for a motion to move Subdivision #4038 ahead of Subdivision #4035. Mr. Tepper made a motion to move Subdivision #4038 ahead of Subdivision #4035; seconded by Ms. Godzeno and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Godzeno and Tepper).

Ms. Dell introduced Subdivision #4038.

Planning Board Review:

SUBDIVISION #4038 - ND ACQUISITIONS, LLC & HRC 201 II, LLC - 201 HIGH RIDGE

ROAD: Subdivision of property into two (2) parcels, as depicted in recently approved Special Exception and Site & Architectural Plan Application (#218-55) by the same applicants to facilitate partial demolition of existing office space and the addition of a separate “Senior Housing and Nursing Home Facility Complex.” The property encompasses a total area of approximately 16.5 acres located on the easterly side of High Ridge Road. The property lies in Master Plan Category #8 (Mixed-Use Campus) and in the C-D (Designed Commercial) Zoning District. The parcel is currently improved with a ±200,000 sq. ft. office building originally and partially constructed in 1978 to serve as the Walden Books corporate headquarters. Additions were later made in 1988 to create the total building area that exists today.

Ms. Dell had Ms. Godzeno read the Legal Notice into the record as follows:

**LEGAL NOTICE
PLANNING BOARD
THE CITY OF STAMFORD**

*Notice is hereby given that the **STAMFORD PLANNING BOARD** has received the following application for the subdivision of property into two (2) parcels for its review at its February 5, 2019 meeting at 6:30 p.m., Government Center, 4th Floor Cafeteria, 888 Washington Boulevard, Stamford, CT. This item may be moved to a future meeting time and date at the discretion of the Planning Board.*

Subdivision Application #4038 - ND Acquisitions LLC and HRC 201 II LLC for the subdivision of property into two (2) parcels. The property is located on the east side of High Ridge Road, north of Dubois Street and south of High Clear Drive, having an address of 201 High Ridge Road.

Copies of the above-referenced application are available for public inspection in the office of the Land Use Bureau.

Similar to the subdivision for the First Presbyterian Church on Bedford Street what is now Element One (Morgan Lofts in 2014), the applicant has received approval from the Zoning Board for the Special Exception and Site & Architectural Plans for the above project, the applicant is coming back to the Planning Board to subdivide into two (2) parcels to facilitate the development of the Senior Housing and Nursing Home Facility complex. In reality, this request is close to a “lot-line adjustment” while still requiring Planning Board approval to subdivide into two (2) lots. Raymond Mazzeo, of Redness & Mead, and William Hennessey, of Carmody Sandak Torrence Hennessey, were available to answer questions from the Board.

After some discussion, Mr. Tepper made a motion to **approve** Subdivision #4038 subdividing the parcel into two (2) separate lots. Since this application already has Zoning Board approval with what would be similar conditions required by the Planning Board (e.g., providing a surety bond for the timely installation and performance of erosion/construction controls, sedimentation and erosion control plans, etc.), to include them as conditions on this subdivision would just repeat the conditions for the subdivision map. Therefore, the Planning Board recommends placing the following condition on the Subdivision Map [Refer to Zoning Board Certificate dated January 22, 2019]:

Reference is made to Zoning Board Approval #218-55 including all relevant Site-Specific Conditions, specifically Nos. 4, 5, 6, 7, 8, and 9, as well as Standard Conditions, specifically Nos. 12, 13, 14, 15, 16, 17, 19, 20, and 21. [Note to appear on the record plan]

The Board found this request to be compatible with the neighborhood and consistent with Master Plan #1 (Residential - Low Density Single Family); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Quick and Tepper).

SUBDIVISION

Planning Board Decision (Continued from the January 29, 2019 Public Hearing):

SUBDIVISION #4035 - 0 JUNE ROAD & HOWARD ROAD - HOME SWEET HOME, LLC:

Subdivision of property into three (3) parcels. The properties encompass a total area of approximately 31.75 acres and are located on the on the north side of June Road and the east side of Howard Road.

Ms. Dell announced that this is a continuation from the January 29, 2019 Public Hearing. Ms. Dell asked if anyone from the applicant was present and there was no response. Ms. Dell stated that the discussion would be among the Planning Board only. Ms. Dell then explained that there were questions last week regarding the inlet waterways and Dr. Woods investigated the subject with Environmental Protection Board staff and made a brief presentation on his findings.

After considerable discussion, Mr. Quick recommended approval of Subdivision #4035 with the following conditions:

1. Revision of the "Open Space Preserve/Conservation Areas" to include wetlands, watercourses, and drinking water supply watershed setbacks of no less than fifty (50) feet to wetlands and one hundred (100) feet to watercourses (perennial) as well as the "pocket of uplands" situated between the branching perennial watercourses along the north boundary. The final configuration of the "Open Space Preserve/Conservation Areas" shall be subject to the review and approval of Environmental Protection Board ("EPB") Staff prior to the filing of the final map. Designated areas shall be covered by a standard, City of Stamford Conservation Agreement.
2. "Open Space/Conservation Areas" shall be field delineated with standard, City of Stamford conservation signage, posts, pins and other suitable measures at all property boundaries, turning points, and at intervals of no less than one hundred (100) feet along continuous stretches of the conservation boundary prior to the filing of the final map. (Note on the Record Plan)
3. Considering the need to review individual drainage, erosion control, water quality controls, tree protection and landscape/demarcation plans, development of all individual parcels shall be subject to "Site Plan Reviews" by the EPB prior to the start of any site activity and issuance of a building permit. (Note on the Record Plan)
4. Significant trees and stone walls shall be preserved to the greatest extent feasible with specific measures to ensure their protection outlined on a plan subject to the review and approval of the EPB Staff prior to the start of any site activity and issuance of a building permit. (Note on the Record Plan)
5. Prohibition of in-ground fuel oil storage tanks; propane excepted. (Note on the Record Plan)
6. Site development shall not begin until the final soil erosion and sedimentation control plan is reviewed by Environmental Protection Board Staff and those approved elements are properly installed and are functional. (Note on the Record Plan)
7. Submission of a standard, City of Stamford Drainage Facilities Maintenance Agreement to ensure the full and proper function of drainage facilities executed for individual lots prior to the issuance of a building permit. (Note on the Record Plan)

8. Installation of a 10,000 gallon dry hydrant water cistern subject to the review and approval of Planning Board Staff prior to the filing of the final map no further than 15 feet from the road curb and easily accessible by the City of Stamford Fire Department pumper trucks. Storm water is prohibited for filling or maintaining the required dry hydrant water system. (Note on the Record Plan)
9. Submission of a performance surety to secure the full and proper completion of all temporary and permanent erosion/construction controls, drainage, conservation demarcation features, installation of the 10,000 gallon dry hydrant water cistern and professional supervision/certifications posted for individual lots prior to the issuance of a building permit. (Note on the Record Plan)
10. The two (2) utility poles on June Road (#11661 and #11663) which obstruct the required clear departure sight triangles from the driveways to Lots #2 and #3 shall be relocated as illustrated on Sheet C-1 of the Conceptual Site Plan. (Note on the Record Plan)
11. The height of the existing stone wall (proposed to remain) must be limited wherever it encroaches on the driveway clear sight triangles so that a driver (whose eye is assumed to be 3.5 feet above the pavement surface) can see an object (approaching vehicle) 3.5 feet above the surface of either June Road or Howard Road. The height of the affected stone wall sections should be indicated on Sheet C-1 of the Conceptual Site Plan. A profile plan will provide the maximum design height of the stone wall within the clear sight triangles. (Note on the Record Plan)
12. Sheet C-1 of the Conceptual Site Plan must show that the applicant will remove or lower all roadside features, including hedges, trees, bushes, walls/fences and terrain itself that would obstruct a driver's view within the clear sight triangle. (Note on the Record Plan)
13. Appropriate bonds shall be in place prior to any site activity. Bond estimate shall be submitted to the Engineering Bureau and Land Use Bureau for review and approval.
14. Final review and approval of proposed dwellings by the City Zoning Enforcement Officer for all parcels. (Note to appear on Final Map)
15. Subdivision reference and Block number to be placed on Final Map.

The Board found this request to be compatible with the neighborhood and consistent with Master Plan #1 (Residential - Low Density Single Family); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Quick and Tepper).

Ms. Dell closed the Public Hearing on Subdivision #4035 and asked the stenographer to go off the record. Ms. Dell explained that even though the Capital Budget is continued from the January 29, 2019 Public Hearing the Planning Board's discussion and decision does not need to be recorded by the stenographer.

Ms. Dell announced a 5 minute break.

Ms. Dell called the meeting back to order and began the discussion on the Capital Budget.

CAPITAL BUDGET (Continued from the January 29, 2019 Public Hearing):

Capital Budget discussions on any changes, additions or deductions to prepare the budget for submission to the Mayor.

Ms. Dell thanked Mr. Romano and Mr. Fountain for all their time and efforts.

Ms. Dell then called for a motion to accept the Capital Budget for FY2019-2020 and the Capital Plan for FY 2020-2026. Mr. Buccino made a motion to accept the Capital Budget for FY2019-2020 and the Capital Plan for FY 2020-2026; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Quick and Tepper).

Ms. Dell announced that Mr. Tepper would be Chairing the meetings during her absence recovering from knee surgery.

PLANNING BOARD MEETING MINUTES:

1/29/19: Tabled until the February 19, 2019 meeting.

OLD BUSINESS:

Dr. Woods announced that on February 25, 2019 the Connecticut DOT will be coming to Stamford to speak about Charter Communications and parking in and around the train station. All are welcome to attend.

Ms. Dell then asked Dr. Woods to explain what took place at the Board of Representatives meeting regarding the appeal on the two Master Plan Amendments - #MP-432 and #MP-433.

Dr. Woods gave details about what took place at the Board of Representatives meeting held on Monday, February 4, 2019.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

February 19, 2019

March 5, 2019

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:00 p.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.*