

**STAMFORD PLANNING BOARD**  
**APPROVED MINUTES - TUESDAY, MAY 8, 2018**  
REGULAR MEETING  
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA  
888 WASHINGTON BLVD., STAMFORD, CT

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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Michael Buccino and Michael Totilo. Alternates: Claire Fishman and Roger Quick. Absent: Jennifer Godzeno, Voting Member and William Levin, Alternate. Present for staff: Ralph Blessing, Land Use Bureau Chief; David W. Woods, PhD, AICP, Deputy Director of Planning and Virgil de la Cruz, Board of Representatives. Also present were Damian Ortelli, Chairman, Harbor Management Commission; Jeff Steadman, Consultant, Harbor Management Commission; Norman Cole, former Land Use Bureau Chief and Ellen Neises, Principal, Collective for Community, Culture and Environment;

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

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:**

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

Project No.	Project Name	Closeout Amount	Funding Source
CP3680	SM&NC Main Building Renovation	\$108,453.26	City Bonds
CP7150	Brennan Golf Course	\$70,918.24	Bond (EG Brennan)
CP7209	EID (Energy Improvement Project)*	\$300,000.00	Capital Non Recurring

**\* PROJECT #CP7209 HAS BEEN WITHDRAWN AT THE REQUEST OF THE OFFICE OF POLICY & MANAGEMENT.**

The closeouts for Stamford Museum & Nature Center and the E.G. Brennan Golf Course are for administrative purposes; closing out one account and moving the funds to another for the construction and renovations described below.

The closeout on the Energy Improvement Project is a straight partial closeout on work that has been finished.

After a brief discussion, Mr. Totilo recommended approval of the Capital Project Closeout Recommendations for Project #CP3680 & #CP7150 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. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Quick, Tepper and Totilo).

- 2. STAMFORD MUSEUM & NATURE CENTER - MULTI-USE BUILDING CONSTRUCTION - PROJECT #C43034:** This continues capital support for SM&NC Environmental Education Farmhouse construction scope of work. Recommendation from 2010 Master Plan includes infrastructure improvements and development of a multi-use farmhouse building on Heckscher Farm. Redesign of the north parking lot, two (2) new pastures, perimeter fencing, and site entry and security improvements will bring greater parking capacity and safety improvements for visitors. Relocation of Maple Sugar/Cidering House will bring greater mission-driven capacity, community service and safety. After a brief discussion, Mr. Totilo recommended approval of the Stamford Museum & Nature Center - Multi-Use Building Construction - Project #C43034 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. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Quick, Tepper and Totilo).

3. **E.G. BRENNAN GOLF COURSE - GOLF COURSE RENOVATIONS & IMPROVEMENTS - PROJECT #CP0054:** Renovations, reconstruction and improvements to upgrade the facilities, utilities and the course in general. After a brief discussion, Mr. Totilo recommended approval of the E.G. Brennan Golf Course - Golf Course Renovations & Improvements - Project #CP0054 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. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Quick, Tepper and Totilo).
4. **WEST BEACH COASTAL ENGINEERING - PROJECT #TBD:** Appropriation of State grant funds for design and engineering of improvements to the West Beach boat ramp and channel. The \$120,000.00 Small Harbor Improvement Projects Program (SHIPP) grant from the Connecticut Port Authority will pay for coastal engineering services associated with the West Beach boat ramp and channel improvements, including design, permitting, and cost estimates. This project is fully funded by a State grant of \$120,000.00 through the Small Harbor Improvement Project Program. After a brief discussion, Ms. Fishman recommended approval of the West Beach Coastal Engineering - Project #TBD 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, Fishman, Tepper and Totilo).

Ms. Dell began the presentation and discussion on the South End Study explaining that the Planning Board had invited various organizations to participate. Of those invited, the following were in attendance:

- Dr. Damian Ortelli, Chair - Stamford Harbor Management Commission
- Mr. Jeff Steadman, Consultant - Stamford Harbor Management Commission
- Mr. Virgil de la Cruz - Board of Representatives - Land Use Committee

Ms. Dell further explained that those invited who have attended will be able to ask questions or provide comments after the presentation as they are now part of the discussion. If anyone from the public has any questions or comments they may send an email to Dr. Woods at [dwoods@stamfordct.gov](mailto:dwoods@stamfordct.gov).

Ms. Dell introduced Ellen Neises, Principal, with Collective for Community, Culture and Environment, who made the presentation on the South End.

**PRESENTATION TO AND DISCUSSION WITH THE PLANNING BOARD:**

1. **SOUTH END NEIGHBORHOOD PRESERVATION PLAN:** Ellen Neises, Principal, with Collective for Community, Culture and Environment; made a presentation and lead the discussion on the South End Neighborhood Study draft report.

Ms. Dell closed the South End discussion at 8:15 p.m. and thanked everyone who participated. Ms. Dell then took a 10 minute break.

Ms. Dell resumed the meeting at 8:25 p.m. and announced that ZB Application Nos. 218-25, 218-11 and 218-12 would be continued at the May 22, 2018 meeting, which will be held in the 6th Floor Safety Training Room.

Ms. Dell introduced Mr. Norman Cole, Former Land Use Bureau Chief, to lead the presentation and discussion on BMR.

2. **BMR PRESENTATION:** BMR presentation and discussion lead by Norman Cole, AICP; former Land Use Bureau Chief.

Ms. Dell closed the discussion on BMR at 9:50 p.m. and thanked Mr. Cole for taking the time to come before the Board. Ms. Dell announced a short break.

Ms. Dell resumed the regular meeting and introduced the next item on the agenda.

## **ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #218-14 - RICHARD REDNISS (22 1st CORP.) REPRESENTING 614 SHIPPAN ASSOCIATES, LLC - Text Change:** Applicant is seeking to amend the paragraph of Article IV Section 10H titled “Non-Conforming Uses.” After a brief discussion, Mr. Quick recommended **approval** of ***ZB Application #218-14*** and this is compatible with the neighborhood and consistent with the 2015 Master Plan; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Quick, Tepper and Totilo).
2. **ZB APPLICATION #218-15 - 614 SHIPPAN ASSOCIATES, LLC - 614 SHIPPAN AVENUE - Site & Architectural Plans and/or Requested Uses, Special Exception & Coastal Site Plan Review:** Applicant is proposing to convert the existing commercial building to a 28-unit apartment building along with façade and site landscaping improvements. The applicant will utilize the existing parking area and basement loading area to satisfy the required off-street parking. Property is located within the C-N Zone.

Richard Redniss, of Redniss & Mead, made a presentation on ZB Application #218-14 & #218-15 regarding the proposal to convert the existing commercial building located at 614 Shippan Avenue into a 28-unit apartment building.

**NOTE:** This building has been before the Planning Board at least three times in the last five years and approved all of the uses presented. These uses include: (1) an antique car storage facility; (2) a self-storage facility; and (3) the latest, to use for a school. For various reasons none of these uses proved to be viable. From a planning perspective, the conversion of this existing commercial building into residential, especially as the property is adjacent to West Beach and near Cummings Park, makes the most sense.

After a brief discussion, Mr. Totilo recommended **approval** of ***ZB Application #218-15*** and this is compatible with the neighborhood and consistent with the 2015 Master Plan; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Quick, Tepper and Totilo).

3. **ZB APPLICATION #218-25 - CITY OF STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. - Text Change:** The Land Use Bureau (the “Applicant”) is proposing an amendment to the Village Commercial District (V-C) Article Section 11.

Since this application was requested by the Land Use Bureau, Ralph Blessing, Land Use Bureau Chief, was scheduled to make a presentation about the proposed Text Change to the Village Commercial (V-C) District Article III Section 4-11 after which Mr. Blessing was to request the Planning Board to recommend approval to the Zoning Board. This proposed Text Change is based on a review of the existing development under the current Village Commercial regulations which lead to proposing this Text Change that includes creating specific guidelines for the City’s two (2) Village Commercial districts: V-C1 governing the Village Commercial district in Glenville/Springdale and V-C2 governing the Village Commercial district on Stillwater Avenue. After some discussion, the Planning Board decided to continue ***ZB Application #218-25*** at the May 22, 2018 meeting.

4. **ZB APPLICATION #218-11 - CITY OF STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. - Text Change** *(Continued from March 20, 2018)*: The Land Use Bureau (the “Applicant”) is proposing to amend Article III, Section 4 AA of the Stamford Zoning Regulations to add a new Sub-Section 12 “Neighborhood Mixed-Use Design District (NX-D).” After some discussion, the Planning Board decided to continue ***ZB Application #218-11*** at the May 22, 2018 meeting.
5. **ZB APPLICATION #218-12 - CITY OF STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. - Map Change:** The Land Use Bureau (the “Applicant”) is proposing a Zoning Map change from RM-F, R-5, R-6 & M-L to NX-D (Neighborhood Mixed-Use Design) District.

At the March 20, 2018 meeting, Dr. Woods made a brief presentation introducing ZB Application #218-12 which is also a Land Use Bureau initiated zone referral application that will create a new neighborhood Mixed-Use Design District (NX-D) located in the west side neighborhood. This application is part of implementing the West Side Neighborhood Plan, known as the Cecil Plan, and is consistent with the execution of recommendations from the West Side Neighborhood Plan as called for in the Master Plan. The NX-D is designed to maintain and facilitate the growth and expansion of small-scale light industrial, home and business services, wholesale distribution, arts production and related activities, live/work use, and general commercial service activities, while protecting existing housing and encouraging the development of new businesses at a scale and density compatible with the surrounding blocks. The general goals served by these regulations are to: (i) encourage investment in mixed residential, commercial, and industrial neighborhoods by permitting expansion and new development of a wide variety of uses in a manner ensuring the health and safety of people using the area; (ii) promote the opportunity for workers to live in the vicinity of their work; (iii) create new opportunities for mixed-use neighborhoods; (iv) recognize and enhance the vitality and character of existing and potential mixed-use neighborhoods; (v) promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings; and (vi) promote a vibrant commercial environment. After some discussion, the Planning Board decided to continue ***ZB Application #218-12*** at the May 22, 2018 meeting.

**PLANNING BOARD MEETING MINUTES:**

**4/10/18:** After a brief discussion, Ms. Fishman moved to recommend approval of the Planning Board Minutes of April 10, 2018; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Fishman, Tepper, and Totilo).

**4/17/18:** After a brief discussion, Mr. Totilo moved to recommend approval of the Planning Board Minutes of April 17, 2018; Mr. Buccino seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Buccino, Quick, Tepper and Totilo).

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

May 22, 2018 [***NOTE: Meeting will be held in the 6th Floor Safety Training Room:***]

- Public Hearing - Master Plan Amendment #429 (Continued from April 10, 2018) Requested by applicant to be moved to June 19, 2018 from May 22, 2018.
- ZB Application #218-04 - The Strand/BRC Group, LLC & Walter Wheeler Drive SPE, LLC c/o BLT-Harbor Point (Blocks P1/P2) - Pacific Street Extension - Special Exception [TENTATIVE]
- Medical Marijuana Dispensaries
- ZBA Referrals

June 5, 2018

- Other items

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 10:10 p.m.

Respectfully Submitted,

Claire Fishman, Secretary  
Stamford Planning Board

**NOTE:** These proceedings were recorded on video and audio tape 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.