

**STAMFORD PLANNING BOARD
REGULAR MEETING & CAPITAL BUDGET PRESENTATIONS
APPROVED MINUTES - TUESDAY, NOVEMBER 15, 2016
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
SPECIAL START TIME - 6:00 P.M.**

Capital Budget Presentations started 5 minutes after Regular Meeting concluded

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Claire Fishman, Secretary; and Jennifer Godzeno. Alternate: William Levin. Absent: Roger Quick and Michael Totilo. Present for staff: David W. Woods, PhD, AICP, Principal Planner; Frank Cerasoli, Board of Representatives, District 15 and Lindsey Miller, Board of Representatives, District 7.

Also in attendance as Capital Budget presenters: Jay Fountain, Acting Director OPM and Anthony Romano, Management Analyst. Representing the Board of Education: William Dunn, Interim Chief Operating Officer; Al Barbarotta, Facilities Manager; Richard Lyons, Construction Projects Manager; Jennienne Burke, Board Member and Nicola Torzia, Board Member.

Ms. Dell called the meeting to order at 6:00 p.m. and introduced the members of the Board and staff present. Ms. Dell introduced the first item on the agenda.

SUBDIVISION:

1. **SUBDIVISION #4026 - MICHAEL GRUNBERG - 3 JUNIPER HILL ROAD:** Property is located at the northeast corner of Juniper Hill Road and Guinea Road. Applicant is seeking to divide this parcel into two (2) lots. The applicant wants to subdivide approximately 3.7 acres into two (2) parcels; the majority of which is in Stamford and the remaining part of the property is located in Greenwich. (NOTE: The applicant must also gain approval from the Town of Greenwich in order to finalize this subdivision.) Dr. Woods outlined the issues of this subdivision including the draft conditions and recommended approval. Mr. John Pugliesi, P.E. of Edward J. Frattaroli, Inc. answered a few questions including details of both the recommended Conservation Easement and issues with the Town of Greenwich. After a brief discussion, Mr. Tepper recommended approval of ***Subdivision #4026***; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin and Tepper).

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

1. **SCADA SYSTEM UPGRADE - PROJECT #CP5051 - Amending the Capital Budget for Fiscal Year 2016-2017 for Water Pollution Control Projects:** The Board of Representatives and the Board of Finance of the City of Stamford, Connecticut approved Resolution No. 3794 on May 9, 2016 (the "Prior Resolution"), which resolution authorizes revenue bonds to be issued to finance the portion of the approved capital budget appropriations for water pollution control projects (the "WPCA Projects"). This project was already presented to the Planning Board at the October 25, 2016 meeting but this amendment to Resolution No. 3794 was not included. At the October 25, 2016 meeting, the Planning Board recommended approval of Capital Project #CP5051 for the SCADA System Upgrade. Inadvertently, there was a miscalculation as to what the total project cost would be which is why they are requesting an additional \$150,000.00. After a brief discussion, Mr. Levin recommended approval of the additional appropriation request for the SCADA System Upgrade and that 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 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, Levin, and Tepper).

2. **STAMFORD STREET SMART INITIATIVES - PROJECT #CP6804:** This is a request for a capital appropriation for installation of a bike rack and bike repair station at a major neighborhood center in Stamford to better accommodate individuals in Stamford that use a bicycle as a primary mode of transportation. The City received a community grant from Sound Cyclists Bicycle Club for this project to be used by the Stamford Street Smart Committee. There are very limited bicycle racks and bike repair shops in Stamford and this project seeks to improve access to these bike facilities. After a brief discussion, Ms. Fishman recommended approval of this Supplemental Capital Project Appropriation Request of \$2,200.00 for Stamford Street Smart Initiatives and that 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 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. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin, and Tepper).

ZONING BOARD REFERRALS:

The Planning Board has reviewed the preliminary applications for next three Zoning Board referrals. More details are contained in the final applications, which were attached. Richard Redniss, of Redniss & Mead, Inc., was available to answer any questions on these applications.

1. **ZB APPLICATION #216-40 - OSROCK, LLC c/o REDNISS & MEAD, INC. - 22 FIRST STREET, STAMFORD, CT - Special Exception, Coastal Site Plan Review and Site & Architectural Plan Review:** Applicant is proposing to construct a self-storage facility in an existing parking lot located at 401 Shippan Avenue. The self-storage facility would be 85,000 sq. ft. on approximately 3.4 acres located in the M-G/C-N Zone. The applicant is proposing to convert a 3.43 acre property located on the westerly side of Shippan Avenue across from Cummings Park to a self-storage facility. The existing lot is split-zoned with the vast majority of the property located in the M-G Zone (General Industrial) where this use would be permitted. The remaining approximately 100 ft. along the front of the site is in the C-N Zone (Neighborhood Business). Dr. Woods outlined the planning issues and Mr. Redniss made a brief presentation showing what the facility would look like if approved. After a brief discussion, Ms. Godzeno recommended approval of ***ZB Application #216-40*** and this request is compatible with the neighborhood and consistent with Master Plan Category #6 (Commercial-Neighborhood). Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin and Tepper).
2. **ZB APPLICATION #216-41 - TEN RUGBY STREET, LLC - 10 RUGBY STREET - Special Exception, Coastal Site Plan Review and Site & Architectural Plan Review:** Applicant is proposing to construct a 21,000 sq. ft. building to house all operating procedures of a demolition materials recycling facility indoors (office material storage, stockpiling, loading/unloading and use of all heavy machinery). The building design and feature will mitigate noise, vibrations, dust, offsite parking and truck circulation associated with the present use. The applicant would like to construct a 21,000 sq. ft. building to house all operating procedures of an indoor demolition materials recycling facility. The details of the final building design will mitigate noise, vibrations, dust, offsite parking and truck circulation associated with the present use. Mr. Redniss made a brief presentation showing what the new building would look like on the lot if approved by the Zoning Board. After a brief discussion, Mr. Levin recommended approval of ***ZB Application #216-41*** and that this is compatible with the neighborhood and consistent with Master Plan Category #4 (Residential - Medium Density Multifamily); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin and Tepper).

3. **ZB APPLICATION #216-42 - STAMFORD YACHT CLUB - 97 OCEAN DRIVE WEST AND 0 & 43 RALSEY ROAD SOUTH - Special Exception, Coastal Site Plan Review and Site & Architectural Plan Review:** Applicant is proposing the reconfiguration of the paddle tennis courts, the construction of a new warming hut and the renovation of the existing hard courts to clay. These proposed improvements will be located in the northeast portion of the site, in the same general area as it currently exists. A small patio/extension of the existing walkway at the southwest corner of the site is also proposed. The Applicant presented a Special Exception and Site & Architectural Plan Review for the Planning Board's assessment and referral. Mr. Redniss made a presentation outlining what was being proposed if approved for the Stamford Yacht Club. After a brief discussion, referencing the Text Change that was presented to the Planning Board at the May 10, 2016 meeting, Ms. Godzeno recommended approval of ***ZB Application #216-42*** and that this is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single Family); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin and Tepper).

CAPITAL BUDGET PRESENTATIONS:

1. Board of Education - Al Barbarotta
2. Short Term Financing - BOE - Al Barbarotta

PLANNING BOARD MEETING MINUTES:

Meetings of 10/25/16 & 11/1/16

Meeting of 10/25/16: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Minutes of October 25, 2016; Ms. Godzeno seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin, and Tepper).

Meeting of 11/1/16: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Minutes of November 1, 2016; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Godzeno, and Tepper). (Mr. Levin was absent and not eligible to vote)

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meeting is:

11/22/16 - CANCELLED due to Thanksgiving Holiday

11/29/16 (6:30 p.m.)