

STAMFORD PLANNING BOARD  
SPECIAL MEETING  
APPROVED MINUTES, TUESDAY, MARCH 10, 2015  
4<sup>TH</sup> FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

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Stamford Planning Board Members present were: Theresa Dell, Chair, William Levin, Roger Quick, Jay Tepper and Michael Totilo. Absent: Claire Fishman and Zbigniew Naumowicz. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner.

Ms. Dell, Chair called the meeting to order at 5:09 p.m., and introduced the members of the Board and announced that Mr. Naumowicz would not make the meeting tonight and if Claire Fishman could make it she would be arriving late. Ms. Dell introduced the first item.

**SUPPLEMENTAL CAPITAL APPROPRIATIONS:**

**BEDFORD STREET POLICE HEADQUARTERS:** This Supplemental Capital Appropriation request in the amount of \$500,000 to cover the cost of a needs assessment, programmatic specifications, conceptual construction estimate, A2 site surveys, a hazardous material study on recently purchased adjacent properties, as well as Phase I & II Environmental Studies as may be warranted for the new Bedford Street Police Headquarters Project. Mr. Lou Casolo, City Engineer made a brief presentation to the Board outlining the need for this supplemental capital appropriation. After a brief discussion with the Board, Mr. Tepper moved to recommend the recommended the authorization for a supplemental capital appropriation of \$500,000 and that the Board reviewed these requests pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds them both 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. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Quick, Tepper, and Totilo).

Mr. Tepper moved to add another Capital Budget Item from the Mayor – Stamford Conservation to the agenda for discussion; Mr. Levin seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Quick, Tepper, and Totilo).

**NEW CAPITAL PROJECT PROPOSAL BY MAYOR MARTIN – STAMFORD**

**CONSERVATION:** As Stamford approaches its 375th Anniversary, it is important that the City celebrate its rich history. To that end, I have proposed the inclusion of a \$75,000 historic preservation capital project, a new project submitted in addition to those recommended by the Planning Board. In collaboration with residents and the historic preservation community in Stamford, these funds will be used to preserve our history for decades to come Mr. Lou Casolo, City Engineer made a brief presentation to the Board outlining the need for this new capital appropriation. After a brief discussion with the Board, Mr. Totilo moved to recommend the recommended adding this new Capital Budget item to the 2015/16 Capital Budget; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Quick, Tepper, and Totilo).

**PLANNING BOARD MEETING MINUTES:**

Meeting of 2/17/15: After a brief discussion, Ms. Fishman moved to recommend approval of Planning Board Minutes of February 10, 2015; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Quick, Tepper, and Totilo).

***Old Business***

None.

***New Business***

**Planning Board Discussion: Scope of Work for Consultant of the Boat Yard proposal.** The Board members discussed the proposed Schedule A of the consultant contract for a peer review of the Boatyard project, and came up with extensive comments, which are being produced in a separate document. See the attached memo to the Zoning Board dated March 13, 2015.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 6:35 p.m.

Respectfully Submitted,

Claire Fishman, Secretary  
Stamford Planning Board

**Note:** These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7<sup>th</sup> floor of Government Center, 888 Washington Boulevard, during regular business hours.



## City of Stamford

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### PLANNING BOARD – LAND USE BUREAU

**TO:** Zoning Board  
**FROM:** Planning Board  
**SUBJECT:** Boatyard Scope of Services  
**DATE:** March 13, 2015

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At its March 10<sup>th</sup> meeting, the Planning Board discussed the draft scope of services for B&A Consulting to review the boatyard/marina proposed at the Davenport Landing property with associated facilities at the site of the former Brewer's Yacht Haven West facility (BYHW) and at 205 Magee Avenue. The Planning Board understands this proposal to consist of three components: 1) a boat maintenance/storage facility at Davenport Landing, 2) in-water slips at the 14 acre former BYHW site, and 3) boat storage at 205 Magee Avenue.

We offer the following comments:

**1. Assessment of proposed capacities and services compared to the former Brewer's Yacht Haven West Facility.**

While the Board recognizes that the market may have changed, as a threshold question the scope of services should include a comparison of the proposed capacities and services and a determination whether the proposal is substantially equivalent to what was provided by the former Brewer's Yacht Haven West facility?

**2. Review of Market Study and Needs Analysis**

- (1) The proposed 10 mile radius does not adequately define the market area served by the previous BYHW facility. The survey of existing boatyards and marinas should be expanded to include at least a 50 mile radius. For example, the largest boatyard included in a 10 mile radius is in Norwalk, but would exclude competing facilities in New Rochelle or Port Washington, NY. The market for marina services and boat storage is much larger than 10 miles and should at least include Port Jefferson, NY and New Haven, CT as well as other Westchester County facilities.
- (2) The scope of services should include a review of the economic plan and terms for operating the proposed boatyard/ marina and a determination whether the proposal is an economically viable business and will remain viable for a minimum of 25 years with at least two 10 year extensions. No economic plan or financial terms for operating boatyard/marina are currently provided in the application.
- (3) The proposed marina facilities at the former BYHW site need a more complete description and plan to enable the consultant to assess their economic viability. What services and

amenities will be provided including restrooms, shower facilities, harbor master, food service and other typical marina amenities?

- (4) The scope of services needs to include an evaluation of the boatyard/storage site plan at the Davenport Landing site with consideration of size of the facility to support efficient operations and potential conflicts from traffic and pedestrian movements, nuisance complaints from adjacent residential and retail uses, and adverse impacts from the adjoining cement plant/aggregate business. In other words, is this site large enough for the boatyard functions, including big boat storage, boat maintenance, and repair, or should the proposal be for a stand-alone boatyard without any residential component?
- (5) The scope of services needs to evaluate the plan to store smaller boats at 205 Magee Avenue and determine whether it is functional and economically practical. Can the Davenport boatyard site support this operation and is this a competitive boat storage method in the market area?

The Planning Board hopes these recommendations are helpful and can be incorporated into the consultant scope of services by the Zoning Board. The Planning Board looks forward to receiving a full and complete application package and final consultant report addressing all of these questions. It is the Planning Board's intention to provide positive feedback and planning recommendation to the Zoning Board in which to make this proposal the strongest for the City and developer. Please let us know if you need any clarification or additional information.