

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, MAY 12, 2015
4th FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Ms. Dell, Chair called the meeting to order at 6:30 p.m., and introduced the members of the Board and announced Jennifer Godzeno and William Levin were going to be absent. Ms. Dell introduced the first item.

PRESENTATION TO THE BOARD:

1. **Cummings Park, West Beach, and Cummings Marina** – The third and final public planning meeting was held on April 23, 2015, during which the final draft of the master concept plan was presented. Associate Planner Erin McKenna brought the Board up to date on the main improvements included in the plan.
2. **Scofieldtown Park and Yard** – A master concept plan was completed for the park and public facilities in December, 2013 in anticipation of the landfill capping on the site. Associate Planner Erin McKenna brought the Board up to date on the status of the capping (currently in progress) and the subsequent installation of Phase 1 of the master plan.

Erin McKenna, Park Planner, Land Use Bureau and Project Manager for Cummings Park & West Beach with Lou Casolo, PE, City Engineer made a brief presentation on the status of these two park projects. Mr. Casolo addressed the status of Scofieldtown Park and Yard, which is almost complete (see below for a summary of Scofieldtown Park and Yard). After a lively discussion, Ms. Dell thanked Ms. McKenna and Mr. Casolo for their update.

SUMMARY OF PRESENTATION/KEY ELEMENTS OF CUMMINGS, WEST BEACH, AND CUMMINGS MARINA: (Project website: <http://www.cummingswestbeach.org/>)

1. Planning Process

- Held three public planning meetings (6/17/14, 10/29/14 & 4/23/15);
- Conducted two electronic surveys (10/23/14 with 437 responses & 1/16/15 with 292 responses);
- Held three "meet the designer" sessions (7/15/14, 7/23/14 & 9/4/14); and
- Made two presentations to the Stamford Harbor Management Commission (7/15/14 & 1/20/15).

2. Main Features of the Redesign

- A reduction of approximately 2.6 acres of pervious surface (accomplished with parking reorganization and low-impact-design practices; maintaining existing parking totals);

- Enhancement of naturalized habitat by linking upland woodlands to the shoreline with a continuous buffer along the west edge of the park;
- Increased and enhanced access for pedestrians and bicyclists from Shippan and Sound View Aves.;
- Upgrades to the pavilions and beach fronts in both parks to enhance the parks' greatest assets;
- Creation of a mobile food vendor area near the Cummings pavilion linked to the renovation of the pavilion and re-use of the second story level as an outdoor cafe;
- Consolidation of Fields 4 & 5 to create one, lighted, multi-use field;
- Relocation of marina access to the east side to consolidate parking, simplify traffic flow and allow more beneficial use of the west side parking lot as a more significant recreation amenity;
- Updating of the boat launch in West Beach to accommodate two boats simultaneously and refinement of the parking area; and
- Potential introduction of a transient dock in Cummings Park as a compliment to the west end pavilion use;
- Renovation of existing bathrooms and addition of new restrooms at strategic locations (soccer fields, at marina/fields 4/5, possibly at baseball fields); and
- Increased resiliency to sea level rise and increased storm intensity (essentially integrated with design so that we do not create future hazards or vulnerability). [Mention meeting with ACOE and possibility of linking West Beach and Cummings Park atop barrier.]

3. Phasing Recommended by Stantec

Phase I: Promenade, Beach Parking and center Pavilion Renovation (\$3,100,000)

Phase II: Restroom Renovations (2 @ \$200,000)

Phase III: Marina, Mid-Park parking and Softball Field (\$7,800,000)

Jump to Phase VI: Hurricane Barrier path / Park connections (\$250,000)

Phase VII: Entry Traffic Circle and Parking area off of Shippan (\$450,000)

SUMMARY OF PRESENTATION/KEY ELEMENTS OF SCOFIELDTOWN PARK & YARD: (project website: <http://www.scofieldtownpark.org/>)

Background

Scofieldtown Park & Yard is a 17-acre parcel of City-owned land in North Stamford. It has been used in the last decades as both City yard and public park. The site was a household and industrial dumping site from 1934 until 1968, when it was closed and capped with soil by the City. Because of contamination, the CT DEEP mandated that the site be capped, a process that is currently taking place.

In preparation for the capping, all the vegetation, except for some of the perimeter trees, was removed in spring 2014. Preparation of the site necessitated closing of the recycling facility, which will remain closed until further notice. The City ceased leaf composting in fall 2012, and the City has no plans at this time to replace the composting program. In anticipation of the capping process, Land Use worked with Engineering to create a master plan configured to support predetermined end-uses, to avoid having to re-grade and disturb the cap later.

Planning Process

- Held 3 public planning meetings in 2013 (October 2nd, November 14th & December 4th);
- Conducted 2 electronic surveys (10/30/13 with 605 responses & 11/26/13 with 163 responses);

Main Features of the Redesign

The essential layout is not that different with regard to the locations of City Yard uses, open space, and formalized park.

- New **salt storage** and **leaf transfer** area
- The layout includes **recycling**, but we are not certain yet whether we are actually going to put it in
- The **pond** will be capped
- Extensive **landscaping** – berm with tree screen along Rock Rimmon Rd.
- **Tennis courts**
- **Bathrooms**
- **Children’s play area**
- **Park shelter**
- **Walking trails**

REQUEST FOR AUTHORIZATION:

Lou Casolo, PE, City Engineer answered the Board’s questions about the close out of \$510,000 and repurposing of these funds to the two projects below.

SUPPLEMENTAL CAPITAL APPROPRIATIONS:

1. Recommend full and partial closeout of the following capital projects (net amount of \$510,000.00):

- C5B217 – Toquam Indoor Air Quality Issues	\$260,000.00
- C5B947 – Cloonan Sprinkler Project	10,194.98
- CPB006 – Cloonan QZAB	3,565.53
- CPB007 – Davenport QZAB	5,507.78
- CPB008 – Dolan QZAB	4,387.20
- CPB009 – Hart QZAB	10,175.73
- CPB010 – KT Murphy QZAB	125.33
- CPB011 – Rippowam QZAB	
- CPB012 – Stark QZAB	
- CPB013 – Stillmeadow QZAB	3,141.99
- CPB014 – Toquam QZAB	2,569.96
- CPB015 – Turn of River QZAB	716.03
- CPB095 – Scofield Magnet Roof Replacements	29,575.00
- CPB216 – Energy Performance Contract	42,087.51
- CPB403 – Westhill HS Expansion/Addition	137,748.88 (100% Complete)
- CPB404 – Rogers Code/Renovation	204.12

After a brief discussion, Mr. Totilo moved to recommend approval of the full and partial closeout of the above capital projects and that these requests are consistent with the 2015 Master Plan; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

2. Request Supplemental Capital Appropriations in the net amount of \$510,000.00 for the following projects:

- C36589 – Springdale Expansion/Code Work \$250,000.00
- C5B623 – Districtwide Paving/Resurfacing 260,000.00

After a brief discussion, Ms. Fishman moved to recommend approval of these requests and that these requests are consistent with the 2015 Master Plan; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

ZONING BOARD REFERRALS:

William Hennesy with Carmody Torrance Sandak & Hennesy LLP for the applicant made a brief presentation outlining this text change and companion special exception request and answered the Board's questions.

1. **ZB Application 215-16 – RBS GREENWICH CAPITAL PROPERTY ACQUISITION CORP., TEXT CHANGE:** To amend Article IV, Section 13-H-9 to allow the Zoning Board to approve, by Special Exception, transferred signage with internally illuminated lettering or logos on the same building where such signage has been previously approved as well as lettering that includes a single color in addition to black or white. After a brief discussion, Mr. Quick moved to recommend that the Zoning Board approve ZB Application 215-16 and that ZB Application 215-16 is consistent with the 2015 Master Plan; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).
2. **ZB Application 215-17 – RBS GREENWICH CAPITAL PROPERTY ACQUISITION CORP., SPECIAL EXCEPTION:** To permit the transfer of approximately 612 square feet of signage rights from the southern, eastern and northern façades to the western façade on a building located at 600 Washington Boulevard. After a brief discussion, Mr. Totilo moved to recommend that the Zoning Board approve ZB Application 215-17 and that ZB Application 215-17 is consistent with the 2015 Master Plan; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

PLANNING BOARD MEETING MINUTES:

1. Meeting of 5/5/15 (Postponed until 5/26/15)

OLD BUSINESS

Dr. Woods reported that on Monday, May 11th the Zoning Board approved the text changes for the Village Commercial Zone District with allowing four floors for the Glenbrook neighborhood; as well as the 72 Cummings Point Road (SAC Foundation). In addition, Dr. Woods reported on the preliminary Fast Track Plan for reviewing the boatyard.

NEW BUSINESS

Ms. Dell requested that as a matter of course, to place the dates for the following two Planning Board meetings on the Agenda under New Business.

Mr. Quick had some questions regarding the City's purchase of property adjacent to Police Headquarters.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:05 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 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.