

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, FEBRUARY 18, 2014
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Ms. Dell called the meeting to order at 7:05 p.m.

Request for Authorization:

1. **Capital Project Closeout Request: CP9241 – Rebuild Transfer Station Floor**, pursuant to Stamford Code Section 8-2, close out of the above-mentioned Capital Project. After a brief discussion, Mr. Tepper moved to recommend approval of closing out the \$70,000 under Capital Project Number: CP9241 – Rebuild Transfer Station Floor, and that this request is consistent with Connecticut General Statue Section 8-24 and Section C6-30-13 of the City Charter, as well as consistent with the adopted 2002 Master Plan; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo).
2. **Capital Project Supplemental Capital Appropriation Request: CP6594 – Scale Upgrade**, transferring the closeout funds from the CP9241 – Rebuild Transfer Station Floor apply those funds to this project to raise the total from the existing appropriation of \$250,000 to \$320,000. After a brief discussion, Ms. Fishman moved to recommend approval to appropriate \$70,000 to Capital Project Number: CP6594 – Scale Upgrade, and that this request is consistent with Connecticut General Statue Section 8-24 and Section C6-30-13 of the City Charter, as well as consistent with the adopted 2002 Master Plan; Mr. Naumowicz seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo).
3. **Atlantic Street & Henry Street Intersection Improvement Project**: Resolution to authorize the acquisition by negotiation or eminent domain of the rights-of-way for the above-mentioned project. This will serve as the Planning Board conducting its Connecticut General Statue Section 8-24 and Section C6-30-13 of the City Charter: Review of Public Works Proposals review. After a brief discussion, Mr. Tepper moved to recommend authorizing the City through either negotiation or eminent domain of the rights-of-way for improvements to the intersection located at Atlantic Street & Henry Street, Stamford, and that this request is consistent with Connecticut General Statue Section 8-24 and Section C6-30-13 of the City Charter, as well as consistent with the adopted 2002 Master Plan; Mr. Totilo seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo).

Subdivision Approval:

1. **80 Blueberry Drive, LLC**, for a two lot subdivision located at 80 Blueberry Drive. After a brief discussion, Ms. Fishman moved to approve the subdivision and its concurrent 15 conditions, and that the subdivision was consistent with the adopted 2002 Master Plan; Mr. Tepper seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo).

Zoning Board Referral:

1. **ZB Appl. 214-02 TEXT CHANGE**, to Amend Article II, Section 3 to add a new definition #67.2 and #67.3 for Medical Marijuana dispensary and production facilities and to Amend Article III, Section 7 by adding a new Section 7-U to establish a limited moratorium regarding Public Act #12-55. After considerable discussion, Mr. Totilo moved to Table this item to the March 4, 2014 meeting in order to clarify Board's questions especially how this relates to General Connecticut Statute #12-55; Mr. Tepper seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo).

The following three items are interconnected as part of one development proposal, see below for discussion of these three items are below.

2. **ZB Appl. 213-45- Saint John Urban Development Corp, Special Exception**, requesting conversion of commercial development rights to authorize 240 existing residential units, permit one parking space per dwelling onsite (148 spaces) and adjacent (93 spaces), fee-in-lieu funds for BMR requirements all in conjunction with the large scale development for Cappelli at Tresser and Atlantic Street in a CC-N district.
3. **ZB Appl. 213-44 Rich Cappelli Associates, LLC & Louis R. Cappelli Family LTD. Partnership, Special Exception, Site & Architectural Review and Coastal Site Plan Review**, large scale development for 650 residential units and associated site improvements in two towers at the corner of Tresser and Atlantic Street, acquisition and historic preservation of the Post Office at 421 Atlantic Avenue, over 41,000 square feet of ground floor retail space and two parking garages in a CC-N district. Special Exceptions requested include large scale development, increased density, and conversion of commercial FAR into dwelling units, historic preservation premium, parking at 1:1 ratio, reduced rear lot, partial waiver of open space and fee-in-lieu for BMR.
4. **ZB Appl. 213-43 TEXT CHANGE**, to amend Appendix B, Footnote #4 by adding Master Plan Category #10 Downtown Corridor to locations in which density may be reduced by Special Exception for Mixed-Use Projects in the C-G or CC-N Districts.

Amy Sochuns, attorney with Hurwitz Sagarin Slossberg & Knuff, LLC, Richard Redness, consultant, and Joseph V. Apicella, EVP, Cappelli Organization made a detailed presentation about this 650 mixed-unit development proposal, which included a plan to preserve and adaptively reuse the historic 1916 Post Office. Mr. Redness discussed the first text change to bring the St. John's Development Corp in compliance regarding parking spaces needed for the property adjacent these two proposed towers, and a text change to allow reducing the required density by Special Exception. Ms. Dell read into the record that this development proposal is located in Master Plan Category No. 10 Downtown Corridor, which is supportive of development proposals that take into account the following criteria: 1) compatibility with adjacent residential areas, (2) superior design, (3) public amenities, (4) pedestrian enhancements, (5) proximity to mass transit, (6) shared parking and (7) mixed-use development. By all measures, this application addresses and meets almost all of these elements. One of the key items of discussion during the presentation by the applicant was what was designed for the ground floor especially along the Atlantic Avenue side of the proposed development, which would be consistent with the CC-N District and design criteria of no. 7 above: "mixed-use development." Wes Haynes, Executive Director of the Historic Neighborhood Preservation Program and Renee Kahn, Program Manager of HNPP presented opposition to this project as presented focusing on the following main issues: (a) the Historic Neighborhood Preservation Program hopes that the City can somehow make the developer preserve and adaptively reuse the whole building, which includes the 1916 original building and the 1939 addition; and (b) the applicant states that while they have every intention to preserve and reuse the 1916 building, the development doesn't financially work if they are somehow required to keep the whole building.

Upon the completion of the presentations by the applicant and HNPP, Ms. Dell announced that the Board would wait until the next meeting on February 25, 2014 to discuss and act on this referral to the Zoning Board.

Discussion: Capital Budget FY 2014/15 & Capital Plan 2016-2021, the Board went through the Capital Budget and made adjustments in response to the February 10, 2014 Public Hearing on the Capital Budget. After full discussion on the proposed additions, the Board by consensus agreed that the Capital Budget was ready to present to the Mayor once the Budget Submittal Message was to be finalized by the Board at the February 25, 2014 meeting.

Planning Board Meeting Minutes:

1. Meeting of 1/7/14: After a brief discussion, Mr. Tepper moved to approve the Minutes of the January 7, 2014 meeting; Ms. Fishman seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo).
2. Meeting of 1/14/14: After a brief discussion, Mr. Tepper moved to approve the Minutes of the January 14, 2014 meeting; Mr. Totilo seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo).
3. Meeting of 2/10/14: After a brief discussion, Ms. Fishman moved to approve the Minutes of the February 10, 2014 Capital Budget Public Hearing; Mr. Tepper seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo).

Old Business

New Business

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 10:18 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.