

**AGENDA  
STAMFORD PLANNING BOARD  
REGULAR MEETING  
VIA THE INTERNET & CONFERENCE CALL  
TUESDAY, NOVEMBER 1, 2022  
6:30 P.M.**

**JOIN ZOOM WEBINAR**

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- If your computer/smartphone has mic and speaker then:  
Type in, paste or click the following link: **<https://us02web.zoom.us/j/85885334938>**; **OR**
- If not, then **Call-in** using the **phone number & password** provided above.
- Sign-up for Planning Board meeting updates by emailing **[lcapp@stamfordct.gov](mailto:lcapp@stamfordct.gov)**.

**Web Meeting Ground Rules:**

- The meeting shall be recorded and the video shall be posted on the City of Stamford website **[http://cityofstamford.granicus.com/ViewPublisher.php?view\\_id=8](http://cityofstamford.granicus.com/ViewPublisher.php?view_id=8)**
- The Planning Board shall moderate the audio for attendees.
- Attendees shall be on mute and will be unmuted when called to speak by the Planning Board members.
- Applicants will have 20 minutes to make their presentation.
- Any applicant wishing to submit written testimony can send it prior to the meeting to **[lcapp@stamfordct.gov](mailto:lcapp@stamfordct.gov)** or submit through a Chat message to the Planning Board Chair during the meeting.

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**PLANNING BOARD MEETING MINUTES:**

October 25, 2022

**REQUEST FOR AUTHORIZATION****SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

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

Project #	Project Name	Funding Source		TOTALS
		Bond	ARP	
CPBM02	Davenport Ridge - MTF		(1,500,000.00)	(1,500,000.00)
CPBM14	Julia Stark - MTF		(1,000,000.00)	(1,000,000.00)
CPBM17	Westover Magnet - MTF		(3,000,000.00)	(3,000,000.00)
CPBM03	Hart Magnet - MTF	(1,227,488.70)		(1,227,488.70)
CPBM10	Rogers International - MTF	(285,094.06)		(285,094.06)
CPBM31	Stamford High - MTF	(6,863,833.30)		(6,863,833.30)
CPBM32	Westhill - MTF	(6,211,225.69)		(6,211,225.69)
CPBM00	District Wide Building Envelope & Mechanical System Renovation	(10,000,000.00)		(10,000,000.00)
CPBM01	Administration - MTF	(23,481.36)		(23,481.36)
CPBM05	K.T. Murphy - MTF	(13,697.51)		(13,697.51)
CPBM06	Newfield - MTF	(2,823.00)		(2,823.00)
CPBM07	Northeast - MTF	(9,059.71)		(9,059.71)
CPBM11	Roxbury - MTF	(1,121.29)		(1,121.29)
CPBM13	Springdale - MTF	(17,466.93)		(17,466.93)
CPBM15	Stillmeadow - MTF	(4,019.10)		(4,019.10)
CPBM21	Cloonan - MTF	(4,539.86)		(4,539.86)
CPBM22	Dolan - MTF	(6,564.05)		(6,564.05)
CPBM23	Turn of River - MTF	(8,316.64)		(8,316.64)
CPBM24	Scofield Magnet - MTF	(6,961.51)		(6,961.51)
CPBM26	Rippowam - MTF	(8,135.01)		(8,135.01)
CPBM34	A.I.T.E. - MTF	(97,801.42)		(97,801.42)
CPBM99	CLC - MTF	(22,738.76)		(22,738.76)
<b>TOTALS</b>		<b>(24,814,367.90)</b>	<b>(5,500,000.00)</b>	<b>(30,314,367.90)</b>

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

Project #	Project Name	Funding Source					TOTALS
		Bond	State Grant	Federal Grant	CNR	Other	
C5B613	District-Wide Boiler & Burner Replacement		(175,000.00)				(175,000.00)
CPB500	District-Wide Indoor Air Quality		(185,000.00)				(185,000.00)
C56753	West Main St. Bridge Replacement			(850,000.00)			(850,000.00)
C36589	Springdale Expansion/Code Work	(15,917.45)					(15,917.45)
C3B502	Interdistrict K-8 Magnet School	(58,349.17)					(58,349.17)
C5B217	Toquam Indoor Air Quality Issues	(218.66)					(218.66)
C5B629	Dolan MS Renovation		(44,130.32)				(44,130.32)
C5B637	Rippowam Center Renovation	(73,437.39)					(73,437.39)
CP1472	Stamford Early Childhood Education Center Replacement Project	(52,626,728.00)					(52,626,728.00)
CPB001	District-Wide Code Compliance		(41,315.74)				(41,315.74)
CPB017	Davenport Code Compliance	(5,883.74)					(5,883.74)
CPB093	District-Wide Carpet & Tiles Replacement	(769.99)					(769.99)
CPB403	Westhill HS Expansion/Addition	(192,162.12)					(192,162.12)
CPB690	Northeast Code Renovations		(71,074.20)				(71,074.20)
CPB691	Turn of River Code Work		(20,427.46)				(20,427.46)

Project #	Project Name	Bond	State Grant	Federal Grant	CNR	Other	TOTALS
CP3083	Digitization & Preservation of Local Documents	(6,400.00)					(6,400.00)
CP1284	Replace Emergency Generator	(2,826.00)					(2,826.00)
CP2062	STM Museum & Nature Center Master Plan	(8,121.39)					(8,121.39)
CP5203	Affordable Housing Linkage Program					(1,209,096.00)	(1,209,096.00)
C10036	Environmental Compliance/Stormwater Mgmt	(254,138.96)		(10,648.01)			(264,786.97)
C16020	Toilsome Brook	(7,765.05)					(7,765.05)
C56253	Holly Pond Improvements	(43,106.35)					(43,106.35)
CP0115	Cove Island Parking Lot Improvement	(100,361.00)					(100,361.00)
CP1199	Merriebrook Barn Renovations	(131,994.19)					(131,994.19)
CP6752	Stamford Conservation				(72,622.00)		(72,611.00)
CP0044	Park & Field Improvements	(1,251.58)					(1,251.58)
CP7108	Mill Road Drainage Improvement	(76,843.96)					(76,843.96)
CP9070	Mill River Whittingham Discovery Center		(3,000,000.00)				(3,000,000.00)
CO6352	Open Space Acquisition/Flood Control		(1,725.07)				(1,725.07)
C46580	Affordable Housing/Zoning Initiative					(1,071,158.37)	(1,071,158.37)
CP0251	Stamford Ferry Terminal	(6,250.23)		(3,438.06)			(9,688.29)
CP8501	Illegal Housing Unit Status Database				(1,500,000.00)		(150,000.00)
CP0233	Generators	(7,917.50)					(7,917.50)
CP6812	Stamford EMS Upgrades	(42,500.00)					(42,500.00)
CP7100	Glenbrook Community Center Construction	(681.23)					(681.23)
CP9232	Facilities Energy Conservation	(0.68)					(0.68)
CP9241	Transfer Station Rehabilitation Improvements	(2,570.54)					(2,570.54)
C53428	Largo Drive @ Hope Street Improvements	(250,000.00)					(250,000.00)
C56172	Stillwater Road Intersections	(1,220.59)					(1,220.59)
C56211	Concept Design for Intersection Improvements	(207.95)					(207.95)
CP1459	Bus Shelter	(50,000.00)					(50,000.00)
CP2056	Stamford Ferry Terminal-Ferry Boat Discretionary Funds			(1,667,803.00)			(1,667,803.00)
CP5211	Stillwater Road @ Clover Hill Drive	(3,121.84)					(3,121.84)
CP6804	Stamford Street Smart Initiatives	(9,596.48)					(9,596.48)
CP4331	Parking Expansion	(600,000.00)					(600,000.00)
C66299	800 MHZ Trunking	(9,980.00)					(9,980.00)
C46038	Fire Training Center	(438,658.41)					(438,658.41)
CP6755	Scofield Area Temporary Firehouse	(200,000.00)					(200,000.00)
CP7669	Lucas Automated CPR Unit	(185.00)					(185.00)
CP7949	Personal Escape System (PES)	(50,000.00)					(50,000.00)
CP3750	New Hydraulic Cylinders for Bell Street Garage Elevators	(29,821.20)					(29,821.20)
CP9213	Street Sign Program	(5,714.09)					(5,714.09)
<b>TOTALS</b>		<b>(55,316,425.81)</b>	<b>(3,536,947.72)</b>	<b>(2,531,889.07)</b>	<b>(222,611.00)</b>	<b>(2,280,254.37)</b>	<b>(63,888,127.97)</b>

3. **DAVENPORT RIDGE - MTF - PROJECT #CPBM02 - TOTAL REQUEST \$1,500,000.00:** Design and implement medium to longer-term capital projects to remedy the building envelope and HVAC issues.
4. **JULIA STARK - MFT - PROJECT #CPBM14 - TOTAL REQUEST \$1,000,000.00:** Design and implement medium to longer-term capital projects to remedy the building envelope and HVAC issues.
5. **WESTOVER MAGNET - MTF - PROJECT #CPBM17 - TOTAL REQUEST \$3,000,000.00:** Design and implement medium to longer-term capital projects to remedy the building envelope and HVAC issues.
6. **BOARD OF EDUCATION SECURITY UPGRADES - PROJECT #001302 - TOTAL REQUEST \$800,000.00:** School Security Enhancements. Employee Electronic Door Access Control Systems for critical school security updates at all Stamford schools. *(NOTE: Source of Funding - \$400,000.00 from Board of Education Surplus and \$400,000.00 from City Surplus.)*

7. **BOARD OF EDUCATION DISTRICT-WIDE RENOVATION ASSESSMENT - PROJECT #C5B218 - TOTAL REQUEST \$100,000.00:** Request for additional appropriation for Capital Project #C5B218 to prepare educational specifications, concept planning, layout, cost estimating and enrollment studies for HVAC Improvement Projects at Rippowam, Newfield and Stamford High. The work will be utilized to submit grant applications to the State of Connecticut for the competitive HVAC Indoor Air Quality Reimbursement Program. (NOTE: Revenue Source - Board of Education Surplus via Capital Non-Recurring.)
8. **BOARD OF EDUCATION DISTRICT-WIDE RENOVATION ASSESSMENT - PROJECT #C5B218 - TOTAL REQUEST \$200,000.00:** Request for additional appropriation for Capital Project #C5B218 to prepare educational specifications, enrollment studies, concept planning, layout, and cost estimating for major construction (New Construction, Renovate as New, or Alterations and Expansions) at KT Murphy Elementary and 83 Lockwood Avenue. Educational specifications, enrollment studies, concept planning, layout, and cost estimating will be utilized to determine the type of construction at each site and to submit applications to the State for grant fund reimbursements. Grants submissions for 2023 are outlined on the revised Board of Education Long Term Master Plan for KT Murphy Elementary and 83 Lockwood Avenue. (NOTE: Revenue Source - Board of Education Surplus via Capital Non-Recurring.)
9. **STREET PATCH & RESURFACING - PROJECT #C56182 - TOTAL REQUEST \$783,206.23:**  
**\$521,171.85** - Reimbursement provided to the City from the Aquarion Water Company for the permanent restoration of pavement surfaces by the Citywide Pavement Contractor on Cove Road area roads where water main and water service lateral replacements took place.  
**\$262,034.38** - Reimbursement in the amount noted that was provided to the City from Aquarian Water Company for the permanent restoration of pavement surfaces by the Citywide Pavement Contractor on five (5) Shippan area roads where the water main and service lateral replacements took place.
10. **WEST GLENN DRIVE BRIDGE - PROJECT #001273 - TOTAL REQUEST \$2,500,000.00:** Rehabilitation of Bridge No. 05010, West Glen Drive over Mianus River. The purpose of the project is to replace the superstructure, which is currently structurally deficient. The existing structure, built in 1964, consists of a single span precast concrete tee beam superstructure supported by reinforced concrete abutments and wingwalls. The total structure length is 63 feet and the curb-to-curb roadway width is 30 feet.
11. **CITYWIDE MANHOLE & BASIN - PROJECT #C56129 - TOTAL REQUEST \$2,000,000.00:** Re-appropriation of ARP closeout funds for installation and replacement of storm drains, catch basins and curbs.
12. **RESILIENCY & CLIMATE ADAPTATION IMPLEMENTATION - PROJECT #CP1457 - TOTAL REQUEST \$150,000.00:** In January 2021, the Land Use Bureau submitted a FEMA Flood Mitigation Assistance (FMA) grant for \$150,000.00 to supplement the \$50,000.00 in place to contract for a City of Stamford Coastal Flood Resiliency Plan (receiving notice of award this year). The scope includes assessing available data to identify flood risks and opportunities to enhance climate resiliency, modeling current and future flood scenarios and extensive public outreach to inform and energize the plan. The project also includes developing preliminary design and cost estimates for a prioritized list of resiliency projects for the purpose of pursuing the many grant opportunities now available for climate resiliency.

### **ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #222-33 - DERAS, LLC - 60 STRAWBERRY HILL AVENUE, UNIT L1 - Special Permit:** Applicant is requesting a Special Permit for the “Professional Office” use to bring the existing medical office into conformity and continue to operate under a new physician.

### **ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #028-22 - RAYMOND MAZZEO, REDNISS & MEAD representing WILSON & JOYCELYN H. GJURAJ - 336 OCEAN DRIVE WEST - Variance of Section 3.B Defined Terms -Accessory Structure:** Applicant is proposing to amend ZBA Certificate of Decision #019-22 to allow an 8 ft. x 10 ft. spa/hot tub to be attached at the end of the existing pool in lieu of the approved 8 ft. x 8 ft.
2. **ZBA APPLICATION #029-22 - ERIC JACOBSEN representing JEFFREY DeLORENZO - 42 BRIGHTSIDE DRIVE - Variance of Section 4.B.2(D) & Table III, Appendix B:** Applicant owns a two-story single-family dwelling with a detached garage. Applicant is proposing to create habitable space in the attic with dormers and is requesting the following: (a) allowance for attic dormer to be constructed 30.1 ft. from the front yard setback in lieu of 40 ft. required in an R-10 Zone; (b) allowance for the existing lot coverage to remain at 22.79% in lieu of 20% required [Note: proposed dormer will not increase lot coverage]; and (c) a front yard setback of 30.1 ft. in lieu of 40 ft. required.
3. **ZBA APPLICATION #030-22 - ROBERT FRANGIONE, P.E., FRANGIONE ENGINEERING, LLC representing ALFONSO & MARIA TAGLIAVIA - 9 WEST BANK LANE - Variance of Section 15.B.4(8) - Compensatory Flood Storage:** Applicant owns a single-family dwelling with detached garage, swimming pool and shed and is proposing to replace a failing septic system. Due to constraints imposed by the State of Connecticut Public Health Code and existing groundwater conditions the septic system leaching area must be constructed entirely in fill. This construction requires the grade be raised approximately 15 inches in the vicinity of the proposed leaching area. The proposed system will be in the flood plain of the Mianus River. As part of the Environmental Protection Board (EPB) Permit application, the City of Stamford Engineering Department requested proof that by replacing the septic system the flood plain elevation will not increase by more than 0.00 ft. and the floodway elevation will not increase. An HEC-RAS analysis of the adjacent section of the Mianus River was prepared which shows the septic system fill pack will not increase the floodway or the flood plain elevation and was accepted by EPB. One of the conditions of the EPB Permit is to obtain a variance from the City of Stamford Zoning Board of Appeals of Section 15.B.4(8) of the Zoning Regulations for “Compensatory Flood Storage.” The Applicant believes they have proven a 0.00 ft. increase in flood elevation for both the floodway and floodplain and feels the Compensatory Flood Storage (CFS) is unnecessary and attempting to create CFS on this site would be environmentally destructive to the floodplain, floodway and wetlands. The proposed location of the leaching area is the only site where it can be placed. The topographic hardship imposed by the flood plain location and elevation proximate to the location of the proposed septic system repair is why the owners must seek a variance.
4. **ZBA APPLICATION #031-22 - RAYMOND MAZZEO, REDNISS & MEAD, representing 21 ANTHONY STAMFORD, LLC - 21 ANTHONY STREET - Various Variances:** Applicant owns a 1½-story building which has an existing industrial/manufacturing use with associated parking and driveways, and accessory structures including three (3) storage containers. Applicant is proposing to construct a one-story warehouse building with reduced manufacturing area, increased setbacks, new perimeter planting areas and defined parking spaces and driveways. Applicant is requesting the following variances:

Appendix A - Table II:

- Change use from Manufacturing [#134 - Metal Fabrication of Light Sheet Metal Ducts...] to Warehouse [#186]) and reduced Manufacturing Area [#132 - Manufacture & Assembly].

Appendix B - Table IV:

- Front yard street line setback of 5 ft. in lieu of 10 ft. required where existing is 1 ft.
- Front yard street center setback of 30 ft. in lieu of 35 ft. required, where existing is 26 ft.
- Side yard setback of 5 ft. in lieu of 8 ft. required, where existing is 3 ft.

Section 12.K: To alleviate sidewalk requirement [exemptions permitted by Zoning board but not ZBA].

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- November 15, 2022 (Regular Meeting, Capital Budget & Capital Budget-Potential Call-backs)
- November 22, 2022 (Regular Meeting)
- December 6, 2022 (Capital Budget Review)
- December 13, 2022 (Regular Meeting & Final Capital Budget Review)