

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

JOIN ZOOM WEBINAR

*Webinar ID: 858 8533 4938
Passcode: 520839*

Web & Phone Meeting Instructions:

- *If your computer/smartphone has mic and speaker then:
Type in, paste or click the following link: <https://us02web.zoom.us/j/82152307645>; **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.*

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*
- *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 or submit through a Chat message to the Planning Board Chair during the meeting.*

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair and Jay Tepper, Vice Chair. Alternates: William Levin and Stephen Perry. Absent: Jennifer Godzeno, Secretary; Michael Buccino and Michael Totilo, Voting Members. Present for staff: Vineeta Mathur, Principal Planner; Anthony Romano, Management Analyst, Office of Policy & Management; Kevin McCarthy, Director of Facilities Operations, Stamford Public Schools; Joseph Kennedy, Safety & Security and Employee Relations Manager, Stamford Public Schools; Lou Casolo, Engineering Bureau Chief/City Engineer and Thomas Turk, Operations Supervisor.

Ms. Dell called the meeting to order at 6:30 p.m. and introduced the members of the Board and staff present.

Ms. Dell introduced the first item on the agenda.

PLANNING BOARD MEETING MINUTES:

October 25, 2022: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of October 25, 2022; Mr. Perry seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Perry and Tepper).

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

Anthony Romano, Management Analyst, Office of Policy & Management, provided comments on Item Nos. 1 & 2 and answered questions from the Board.

1. CAPITAL PROJECT CLOSEOUT RECOMMENDATIONS: 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) |
| TOTALS | | (24,814,367.90) | (5,500,000.00) | (30,314,367.90) |

After a brief discussion, Mr. Tepper recommended approval of the Closeout Recommendations with a Total Amount of \$30,314,367.90 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request 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. Perry seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Levin, Perry and Tepper).

2. CAPITAL PROJECT CLOSEOUT RECOMMENDATIONS: 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) |

| Project # | Project Name | Bond | State Grant | Federal Grant | CNR | Other | TOTALS |
|---------------|--|------------------------|-----------------------|-----------------------|---------------------|-----------------------|------------------------|
| 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) |
| 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 | | | | (150,000.00) | | (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) |
| TOTALS | | (55,316,425.81) | (3,536,947.72) | (2,531,889.07) | (222,611.00) | (2,280,254.37) | (63,888,127.97) |

Mr. Tepper suggested the closeout for the Stamford Early Childhood Education Center - Project #CP1472 for a total of \$52,626,728.00 should be highlighted due to the large amount.

Mr. Romano explained this project was part of the Long-Term Facilities Plan and it was eventually decided to not move forward with the project.

Kevin McCarthy provided additional explanation for the closeout and reasons why the project was not done.

There was also a brief discussion of the Mill River Whittingham Discovery Center and the Stamford Ferry Terminal.

After some discussion, Mr. Tepper recommended approval of the Closeout Recommendations with a Total Amount of \$63,888,127.97 and that these requests have been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds these requests 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, 4-0 (Dell, Levin, Perry and Tepper).

Mr. Romano provided comments on Item Nos. 3 through 5 and answered questions from the Board.

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 - MTF - 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.

After a brief discussion, Mr. Tepper recommended approval of Davenport Ridge-MTF - Project #CPBM02 with a Total Request of \$1,500,000.00; Julia Stark-MTF - Project #CPBM14 with a Total Request of \$1,000,000.00 and Westover Magnet-MTF - Project #CPBM017 with a Total Request of \$3,000,000.00 and these requests have been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds these requests 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. Perry seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Levin, Perry and Tepper).

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.)

Kevin McCarthy, Director of Facilities Operations, Stamford Public Schools, along with Joseph Kennedy, Safety & Security and Employee Relations Manager, provided comments and answered questions from the Board.

Mr. Romano noted that the \$800,000.00 will be deducted from the Board of Education's Capital Budget request.

After a brief discussion, Mr. Perry recommended approval of the Board of Education Security Upgrades - Project #001302 with a Total Request of \$800,000.00 with \$400,000.00 coming from Board of Education Surplus and \$400,000.00 coming from City Surplus and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request 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, 4-0 (Dell, Levin, Perry and Tepper).

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.)

Mr. McCarthy provided comments and answered questions from the Board.

After a brief discussion, Mr. Perry recommended approval of the Board of Education District-Wide Renovation Assessment - Project #C5B218 with a Total Request of \$100,000.00 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request 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, 4-0 (Dell, Levin, Perry and Tepper).

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.*)

Mr. McCarthy provided comments and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended approval of the Board of Education District-Wide Renovation Assessment - Project #C5B218 with a Total Request of \$200,000.00 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request 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. Perry seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Levin, Perry and Tepper).

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.

Lou Casolo, Engineering Bureau Chief/City Engineer, provided comments and answered questions from the Board.

After a brief discussion, Mr. Levin recommended approval of the Street Patch & Resurfacing - Project #C56182 with a Total Request of \$783,206.23 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request 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, 4-0 (Dell, Levin, Perry and Tepper).

- 9b. **STREET PATCH & RESURFACING - PROJECT #C56182 - TOTAL REQUEST \$5,000,000.00**
(Item "Walked-on"): Patch and resurface Stamford's roadway infrastructure using accepted engineering standards. This includes milling, overlay, reconstruction, associated fixes to public streets and associated subsurface replacements for drainage systems.

Mr. Romano provided comments and answered questions from the Board. Mr. Romano also recommended that the \$10,000,000.00 Capital Budget request submitted by Thomas Turk, Operations Supervisor, under Traffic & Road Maintenance be reduced by \$5,000,000.00.

After a brief discussion, Mr. Perry recommended approval of the Street Patch & Resurfacing - Project #C56182 with a Total Request of \$5,000,000.00 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request 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, 4-0 (Dell, Levin, Perry and Tepper).

- 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.

Mr. Casolo provided comments and answered questions from the Board.

After a brief discussion, Mr. Levin recommended approval of the West Glenn Drive Bridge - Project #001273 with a Total Request of \$2,500,000.00 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request 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. Perry seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Levin, Perry and Tepper).

- 11. CITYWIDE MANHOLE & BASIN - PROJECT #C56129 - TOTAL REQUEST \$2,000,000.00:**
Capital Non-recurring funds for installation and replacement of storm drains, catch basins and curbs.

Mr. Romano updated the funding source, provided brief comments and answered questions from the Board. Mr. Romano stated that if this request is approved, the Capital Budget request for next year will be zeroed out.

After a brief discussion, Mr. Perry recommended approval of the Citywide Manhole & Basin - Project #C56129 with a Total Request of \$2,000,000.00 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request 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, 4-0 (Dell, Levin, Perry and Tepper).

- 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.

Mr. Romano provided comments on behalf of Ralph Blessing, Land Use Bureau Chief, and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended approval of the Resiliency & Climate Adaptation Implementation - Project #CP1457 with a Total Request of \$150,000.00 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and finds this request 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. Perry seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Levin, Perry and Tepper).

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.

(NOTE: Ms. Dell inadvertently stated this item as Application #222-23 instead of Application #222-33)

The request would allow a medical office (Pediatric) to operate in a 1,063 sq. ft. existing space (dentist office) within the residential building by a Zoning Board Special Permit. The tenant space has four designated parking spaces which meet the parking requirement. The Applicant proposes interior renovations for the pediatric office. No changes to the site or the exterior of the building are proposed. The request is consistent with Master Plan Category #5 (Residential - High Density Multifamily) which allows limited ground floor commercial uses. The request meets the following policies of the Master Plan:

- Policy 3.A.3: Encourage modernization of office space and allow for adaptive reuse.
- Policy 5.B.4: Emphasize ground floor retail and pedestrian activity.

Vineeta Mathur, Principal Planner, provided comments and answered questions from the Board.

After a brief discussion, Mr. Levin recommended **approval** of **ZB Application #222-33** and that this request is compatible with the neighborhood and consistent with Master Plan Category #5 (Residential - High Density Multifamily); Mr. Perry seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Levin, Perry and Tepper).

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.

The Planning Board reviewed and approved the previous request for an 8 ft. x 8 ft. pool on June 14, 2022. The current Variance request increases the size of the spa/hot tub to 8 ft. x 10 ft. The property is located at the corner of Verplank Avenue and Ocean Drive West. Given that it is a corner lot with large front setbacks, there is minimal room for accessory structures in the rear. The existing swimming pool is screened by a vinyl fence and the proposed 8 ft. x 10 ft. spa/hot tub will also be located behind the fence and thus not visible from the street.

Raymond Mazzeo, Redniss & Mead, representing the applicant, made brief comments and answered questions from the Board.

After a brief discussion, Mr. Perry recommended **approval** of **ZBA Application #028-22** and that this request 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, 4-0 (Dell, Levin, Perry and Tepper).

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.

The request will allow the renovation of the attic and addition of a dormer to create study space while remaining within the current footprint of the residence. The proposed dormer is situated on south side of the residence facing the side yard. The Variances are necessitated by existing non-compliances with the setbacks. The addition compliments the design of the residence and will meet the Light and Air requirement of Zoning.

Ms. Mathur made brief comments and answered questions from the Board.

After a brief discussion, Mr. Perry recommended **approval** of **ZBA Application #029-22** and that this request 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, 4-0 (Dell, Levin, Perry and Tepper).

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.

The request for Variance from the Compensatory Flood Storage requirement of Section 15.B.4.a.(8) will minimize the disturbance of existing natural features on the site including wetlands and mature trees.

Robert Frangione, Frangione Engineering, LLC; representing the applicant, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Levin recommended **approval** of **ZBA Application #030-22** and that this request is compatible with the neighborhood and consistent with Master Plan Category #1 (Residential - Very Low Density Single Family); Mr. Perry seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Levin, Perry and Tepper).

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].

The request will result in an improved site plan overall and a reduction in non-conformity. The proposed setbacks will result in an improvement over the existing conditions. Anthony Street is a short dead-end street with a mix of residential and commercial uses. There are no existing sidewalks on the street. Staff recommends the applicant add an asphalt curb along the property line along Anthony Street and pay a fee-in-lieu for the five (5) required Street Trees (Section 12.K.6.c). The proposed plan meets the following goals and strategies of the 2015 Master Plan:

- Economic Development Goal: Encourage small business development in all neighborhoods.
- Policy 3A: Increase Economic Diversity and Resiliency.
- Policy 3A.2: Market existing and create new incentives to attract small businesses.

Raymond Mazzeo, Redniss & Mead, representing the applicant, made a presentation and answered questions from the Board.

After a brief discussion, Mr. Perry recommended **approval** of **ZBA Application #031-22** and that this request is compatible with the neighborhood and consistent with Master Plan Category #6 (Commercial - Neighborhood Business); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Levin, Perry and Tepper).

OLD BUSINESS:

Ms. Dell stated the November 15, 2022 meeting will be Capital Budget presentations by the Board of Education and the WPCA. Ms. Dell asked that everyone try to attend.

NEW BUSINESS:

Ms. Dell mentioned the Board of Finance has invited the Planning Board to a Special Meeting tomorrow night (November 2, 2022) to discuss the Board of Education's Long-Term Facilities Plan. Ms. Dell explained that while the entire Board has been invited, she and Mr. Tepper would be the only members allowed to speak. As Richard Freedman, Chair, Board of Finance would like to know who would be attending, Ms. Dell took a poll of the Board and the members attending along with herself and Mr. Tepper would be Mr. Buccino and Mr. Perry. Ms. Dell asked that if plans change, to let her know that you will not be attending. Ms. Capp did send out the Zoom sign-in/call-in information. If you did not receive it, please reach out to her for the meeting details.

Ms. Dell stated that she would provide details of the discussion at the November 15, 2022 meeting. Ms. Dell also mentioned again that this meeting is Capital Budget presentations by the Board of Education and the WPCA and potential call-backs. Ms. Dell did not think there would be too many. There were some discussions with Transportation and Engineering. Lou Casolo, Engineering Bureau Chief/City Engineer, sent updated project sheets. If you did not receive them, please contact Ms. Capp for the corrected sheets and additional information which was included.

There will be a meeting on November 22, 2022 which was scheduled as an "If Needed" meeting.

Ms. Dell requested that everyone try to attend the December 6, 2022 meeting as this will be the full review of the Capital Budget. Ms. Dell stated she spoke to Sandy Dennies, Director of Administration, and feels the Safe Debit Limit will be between \$20-\$25M. Even though it may come in at \$40M, there are two considerable projects that may take precedence.

Ms. Dell explained the December 13, 2022 meeting would be the final budget review and review of the budget letter to the Mayor. Mr. Romano will put the budget online shortly thereafter for the Public Hearing to be held on January 10, 2023.

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)

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:40 p.m.

Respectfully Submitted
November 2, 2022

Jennifer Godzeno, Secretary
Stamford Planning Board

NOTE: These proceedings were recorded on video and are available for review on the Planning Board website at http://cityofstamford.granicus.com/ViewPublisher.php?view_id=20