

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, NOVEMBER 22, 2022
6:30 P.M.

JOIN ZOOM WEBINAR

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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/82525687185>**; **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.
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PLANNING BOARD MEETING MINUTES:

November 15, 2022

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **UPGRADE OF ULTRA-VIOLET DISINFECTION SYSTEM - PROJECT #C71201 - TOTAL REQUEST \$50,000.00:** Ultra-violet disinfection is used to disinfect treated wastewater prior to discharging to Long Island Sound. The existing system has no built in redundancy as required by Connecticut Department of Energy & Environmental Protection regulations.
2. **PRIMARY SLUDGE DE-GRITTING SYSTEM - PROJECT #CP1455 - TOTAL REQUEST \$4,500,000.00:** The existing de-gritting system has to be replaced with a more efficient system for separating the grit from the primary sludge. Additional request due to inclusion of primary clarifier arm and drive unit replacement and inflation costs.
3. **AERATION BLOWERS UPGRADE - PROJECT #CP5025 - TOTAL REQUEST \$50,000.00:** Upgrade existing aeration blowers to high efficiency blowers and other improvements to secondary treatment process.
4. **UPGRADE PLANT HEADWORKS - PROJECT #CP5147 - TOTAL REQUEST \$50,000.00:** Upgrade of the Raw Sewage Pump station at the Water Pollution Control Facility including screenings removal, raw sewage pumping and septage receiving.
5. **PERNA LANE AREA SEWERS - PROJECT #C22046 - TOTAL REQUEST \$1,880,000.00:** Properties in the neighborhood of Perna Lane have failing septic systems. Phase I of the sewer project will serve properties on the east side of High Ridge Road between Perna Lane and the Merritt Parkway.
6. **REPLACEMENT OF PLANT WATER & RAS PUMPS - PROJECT #CP0124 - TOTAL REQUEST \$3,600,000.00:** Upgrade the plant water pumps and strainer system and replace existing Return Activated Sludge (RAS) pumps for more efficient operation.
7. **DISTRICT-WIDE BOILER & BURNER REPLACEMENT - PROJECT #C58613 - TOTAL REQUEST \$83,488.00:** Eversource Energy Efficient Services incentive rebate for the Rippowam Middle School Boiler Plant replacement project.

BOARD OF EDUCATION - GRANT REQUESTS:

PROJECTS FOR AUTHORIZATION UNDER THE HVAC INDOOR AIR QUALITY REIMBURSEMENT PROGRAM: Filings of the HVAC Indoor Air Quality Reimbursement Program grant applications as required by the Office of School Construction Grants and Review (OSCGR) as follows:

1. **CLOONAN MIDDLE SCHOOL - UNIT VENTILATOR CONTROLS IMPROVEMENT PROJECT - TOTAL AMOUNT \$341,073.00:** Unit Ventilator Control upgrade project conducted on equipment installed in 2020.
2. **DAVENPORT ELEMENTARY SCHOOL - ROOF TOP UNIT REPLACEMENT PROJECT - TOTAL AMOUNT \$1,494,387.00:** Replacement of eleven (11) roof top units circa 2000s construction replaced with higher efficiency units utilizing additional Energy Conservation Measures (ECM) control strategies.
3. **JULIA STARK ELEMENTARY SCHOOL - ROOFTOP UNIT REPLACEMENT PROJECT - TOTAL AMOUNT \$1,024,964.00:** Replacement of seven (7) end of useful life units to increase energy efficiency.

4. **NEWFIELD ELEMENTARY SCHOOL - FRESH AIR PROJECT - TOTAL AMOUNT \$8,000,000.00:** Request for additional appropriation for Capital Project No. 001304 to replace HVAC Mechanical Equipment at Newfield Elementary School, including the Fresh Air Systems that service classrooms and offices and the Air Handler Units that service the auditorium and cafeteria. The Project is being submitted through the competitive State of Connecticut HVAC Indoor Air Quality Reimbursement Program. If the Project is selected by the State of Connecticut, reimbursement of 60% of cost on eligible items is anticipated
5. **NORTHEAST ELEMENTARY SCHOOL - BOILER PLANT UPGRADE PROJECT - TOTAL AMOUNT \$820,285.41:** Replacement of end of useful life boiler equipment including boilers and pumps with high efficiency equipment. Additional work included Building Management Systems controls work to integrate new equipment.
6. **RIPPOWAM MIDDLE SCHOOL - BOILER PLANT UPGRADE PROJECT - TOTAL AMOUNT \$1,667,625.54:** Replacement of end of useful life boiler equipment including boilers, pumps, domestic hot water heaters and water storage tanks with high efficiency equipment. Additional work included replacement of a dewatering pump and sewer ejector pump as well as Building Management System controls work to integrate new equipment.
7. **RIPPOWAM MIDDLE SCHOOL/APPLES PRE-K - MECHANICAL IMPROVEMENT PROJECT - TOTAL AMOUNT \$4,000,000.00:** Request for additional appropriation for Capital Project No. 001305 to replace HVAC Mechanical Equipment at Rippowam High School and Apples Pre-K, including the Air Handler Units that service the Rippowam auditorium and gymnasium and Apples Pre-K gymnasium. Work also includes adding Mechanical Equipment to the Apples Pre-K Administration and Support Service areas. The Project is being submitted through the competitive State of Connecticut HVAC Indoor Air Quality Reimbursement Program. If the Project is selected by the State of Connecticut, reimbursement of 60% of cost on eligible items is anticipated.
8. **STAMFORD HIGH SCHOOL - BOILER PLANT UPGRADE & VALVE REPLACEMENT PROJECT - TOTAL AMOUNT \$2,458,584.78:** Replacement of end of useful life boiler equipment including steam boilers, pumps, steam to hot water converter, domestic hot water heaters, and water storage tanks with high efficiency equipment and eliminated steam heat generation and hot water conversion in the building. Additional work included replacement of hot water actuator valves as well as Building Management System controls work to integrate new equipment.
9. **STAMFORD HIGH SCHOOL - MECHANICAL IMPROVEMENTS PROJECT - TOTAL AMOUNT \$3,000,000.00:** The Facility Conditions Assessment conducted for Stamford High School as part of Long Term Facilities Master Plan in 2021 identified replacement and improvement needs for the air handler units.
10. **WESTOVER MAGNET ELEMENTARY SCHOOL - DEPARTMENT OF ADMINISTRATIVE SERVICES - DEDICATED OUTDOOR AIR SYSTEM PROJECT - TOTAL AMOUNT \$2,845,445.77:** Request for additional appropriation for Capital Project No. 001306 to replace HVAC Mechanical Equipment at Stamford High School, including the Air Handler Units that service the 3rd floor, limited areas of the 1st and 2nd floors, and the auditorium. The Project is being submitted through the competitive State of Connecticut HVAC Indoor Air Quality Reimbursement Program. If the Project is selected by the State of Connecticut, reimbursement of 60% of cost on eligible items is anticipated.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #027-22 - JOSEPH J. CAPALBO, II representing RIVER BEND CENTER, LLC - 9 RIVERBEND DRIVE SOUTH - Special Permit:** Applicant is proposing to open and operate a Child Day Care Center for up to seventy-five (75) children between the ages of 0 to 5 years old. The intended hours of operation are 7:30 a.m. to 6:00 p.m. Monday through Friday, except holidays, and four (4) weeks during the summer. The proposed facility is to be located in an office park comprised of a number of separate commercial buildings. The applicant is intending to lease approximately 9,200 sq. ft. in Building #9 of the office park.

2. **ZBA APPLICATION #032-22 - CHRISTOPHER MECOZZI - 71 BRIARWOOD LANE - Variance of Section 3, Article 3.B - Definitions “Accessory Structure” & Section 7.O “Accessway Lots”:** Applicant owns a single-family dwelling is proposing to install an emergency power generator. Applicant is requesting: (a) allowance of an Accessory Structure to have a minimum side yard setback of 12.5 ft. in lieu of the 25 ft. required by Section 7.O for an Accessory Lot in an RA-1 residential district; and (b) allowance for the generator to be placed 13.4 ft. from the lot line in an Accessway Lot.
3. **ZBA APPLICATION #033-22 - DARIO PALLADINO, JR. - 18 OPPER ROAD - Variance of Table III, Appendix B (Minimum Lot Area):** Applicant owns an existing non-conforming two-family dwelling with a lot size of 37,647 sq. ft. and is proposing a two (2) lot subdivision where the existing dwelling will remain and a new parcel will be created at the corner of Opper Road and High Ridge Road. Applicant is requesting a lot area of 17,647 sq. ft. in lieu of the 20,000 sq. ft. minimum lot required for the proposed Parcel 4-A.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #222-34 - CITY OF STAMFORD ZONING BOARD - Text Change:** Applicant is proposing a Text Amendment to add a new Section 19.H for Administrative Approvals and to move the standards for Swim and Tennis Clubs from Section 19.C (Special Permits) to Section 5.E (Use Regulations).
2. **ZB APPLICATION #222-35 - RICHARD W. REDNISS (22 1st CORP.) c/o REDNISS & MEAD - Text Change:** Applicant is proposing to amend Section 4.B.1.e (RA-1, RA-2 & RA-3 Single-Family Districts, Very Low Density) and 4.B.2.d (R-10, R-20 & R-7½ Single-Family Districts, Low Density) regulations to allow front yard setbacks to be 50% of the requirement when new lots created by a subdivision are impacted by a FEMA Flood Zone and/or inland wetlands.
3. **ZB APPLICATION #222-38 - FAIRFIELD COUNTY HOSPICE HOUSE, INC. c/o RICHARD REDNISS, REDNISS & MEAD - Text Change:** Applicant is proposing to amend Section 5, Subsection 5-E to add a definition for “Residence for End of Life Care.” Also to amend Section 4.B.1.b Permitted Uses As-of-Right and Table 1 to add the use “Residence for End of Life Care as-of-right (X in RA-1).”

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- December 6, 2022 (Capital Budget Review)
- December 13, 2022 (Regular Meeting & Final Capital Budget Review)
- January 10, 2023 (Public Hearing - Capital Budget)