

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

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Webinar ID: 825 2568 7185

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Web & Phone Meeting Instructions

- If your computer/smartphone has mic and speaker then:
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- 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; Jay Tepper, Vice Chair; and Michael Totilo. Alternates: William Levin and Stephen Perry. Absent: Jennifer Godzeno, Secretary and Michael Buccino, Voting Members. Present for staff: Ralph Blessing, Land Use Bureau Chief; Anthony Romano, Management Analyst, Office of Policy & Management; William Brink, Executive Director, WPCA; Ann Brown, Supervising Engineer, WPCA; Lou Casolo, Engineering Bureau Chief/City Engineer and Anita Carpenter, Grants Officer.

Ms. Dell called the meeting to order at 6:40 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:

November 15, 2022: After a brief discussion, Mr. Perry moved to recommend approval of the Planning Board Regular Meeting Minutes of November 15, 2022; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Perry, Tepper and Totilo). (Mr. Levin was absent at the November 15, 2022 meeting and was ineligible to vote.)

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

William Brink, Executive Director, WPCA, provided additional details on Item Nos. 1 through 6 explaining that all six (6) projects would be financed through WPCA Bonds and answered questions from the Board.

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.

After a brief discussion, Mr. Totilo recommended approval of the Upgrade of Ultra-Violet Disinfection System - Project #C71201 with a Total Request of \$50,000.00 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, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

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.

After a brief discussion, Mr. Tepper recommended approval of the Primary Sludge De-Gritting System - Project #CP1455 with a Total Request of \$4,500,000.00 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, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

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.

After a brief discussion, Mr. Perry recommended approval of the Aeration Blowers Upgrade - Project #CP5025 with a Total Request of \$50,000.00 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, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

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.

After a brief discussion, Mr. Totilo recommended approval of the Upgrade Plant Headworks - Project #CP5147 with a Total Request of \$50,000.00 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, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

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.

The Planning Board was pleased that this project was finally being started after years of being on the to-do list.

After a brief discussion, Mr. Tepper recommended approval of the Perna Lane Area Sewers - Project #C22046 with a Total Request of \$1,880,000.00 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. Totilo seconded the motion and passed unanimously with eligible members present voting, 4-0-1 (Dell, Levin, Tepper and Totilo - In Favor / Perry - Abstain).

- 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.

After a brief discussion, Mr. Totilo recommended approval of the Replacement of Plant Water & RAS Pumps - Project #CP0124 with a Total Request of \$3,600,000.00 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, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

- 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.

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

After a brief discussion, Mr. Tepper recommended approval of the District-Wide Boiler & Burner Replacement - Project #C58613 with a Total Request of \$83,488.00 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, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

BOARD OF EDUCATION - GRANT REQUESTS:

Anita Carpenter, Grants Officer, made a presentation providing an overview of the ten (10) projects for approval. Ms. Carpenter explained that Item Nos. 1 through 7 are completed projects approved for City bonding which would be reimbursed at sixty percent (60%) of the total amount funded through the grant application process.

Also please note that Item Nos. 8, 9, & 10 are new projects and need approval from the Board of Finance and the Board of Representatives with regards to funding under City bonding. The Planning Board conditionally approved these three items as they will be sixty percent (60%) reimbursed by the State and felt they should be considered at this time so Ms. Carpenter would be able to move forward with the grant applications. Ms. Sandy Dennies, Director of Administration, will get back to the Board with the decision of the Board of Finance and the Board of Representatives by December 5, 2022.

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.

After a brief discussion, Mr. Totilo recommended approval of Cloonan Middle School - Unit Ventilator Controls Improvement Project with a Total Amount of \$341,073.00 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, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

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.

After a brief discussion, Mr. Tepper recommended approval of Davenport Elementary School - Roof Top Unit Replacement Project with a Total Amount of \$1,494,387.00 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, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

3. **JULIA STARK ELEMENTARY SCHOOL - ROOF TOP UNIT REPLACEMENT PROJECT - TOTAL AMOUNT \$1,024,964.00:** Replacement of seven (7) end of useful life units to increase energy efficiency.

After a brief discussion, Mr. Tepper recommended approval of Julia Stark Elementary School - Roof Top Unit Replacement Project with a Total Amount of \$1,024,964.00 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, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

4. **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.

After a brief discussion, Mr. Tepper recommended approval of Northeast Elementary School - Boiler Plant Upgrade Project with a Total Amount of \$820,285.41 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, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

5. **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.

After a brief discussion, Mr. Totilo recommended approval of Rippowam Middle School - Boiler Plant Upgrade Project with a Total Amount of \$1,667,625.54 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, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

6. **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.

After a brief discussion, Mr. Tepper recommended approval of Stamford High School - Boiler Plant Upgrade & Valve Replacement Project with a Total Amount of \$2,458,584.78 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. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

7. **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.

After a brief discussion, Mr. Totilo recommended approval of Westover Magnet Elementary School-Department of Administrative Services - Dedicated Outdoor Air System Project with a Total Amount of \$2,845,445.77 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, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

8. **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

After a brief discussion, Mr. Levin recommended approval of Newfield Elementary School - Fresh Air Project with a Total Amount of \$8,000,000.00 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; Perry seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

9. **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.

After a brief discussion, Mr. Tepper recommended approval of Rippowam Middle School/Apples Pre-K - Mechanical Improvement Project with a Total Amount of \$4,000,000.00 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, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

10. **STAMFORD HIGH SCHOOL - MECHANICAL IMPROVEMENT 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.

After a brief discussion, Mr. Perry recommended approval of Stamford High School - Mechanical Improvement Project with a Total Amount of \$3,000,000.00 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, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #027-22 - JOSEPH J. CAPALBO, II representing RIVERBEND 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.

The proposed Child Day Care Center will help serve the urgent need for child care seats in the City. The center will occupy an existing building located on a commercial campus with ample parking on-site. The playground will be located in the internal courtyard of the building. Recognizing the need for Child Care Centers, on September 27, 2022 the Planning Board recommended approval of a Text Amendment (#222-31) proposed by the Zoning Board (Scheduled for November 21, 2022 Public Hearing) which will simplify the process for approval of Child Day Care Centers and allow them as-of-right in commercial/industrial districts including the HTDD District where the subject property is located.

Joseph Capalbo, Esq., representing the applicant, made a presentation and answered questions from the Board.

After a brief discussion, Mr. Totilo recommended **approval** of **ZBA Application #027-22** and that this request is compatible with the neighborhood and consistent with Master Plan Category #13 (Industrial - General); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

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 and 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.

The Variance would legalize the current location of the emergency generator located on an Accessway Lot with no visibility from the street and well screened from neighboring properties. Existing site constraints including the storm water detention system, minimum distance to the propane tank and location of the driveway preclude a location which would meet the side yard setback standard and setback from a lot line in an Accessway Lot. The applicant has provided letters of support from the immediate neighbors.

Christopher Mecozzi made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended **approval** of **ZBA Application #032-22** 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, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

3. **ZBA APPLICATION #033-32 - 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 Oppen 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.

The requested Variance would facilitate a two (2) lot subdivision of a current oversized lot in the R-20 Zoning District with an existing residence. The proposed Lot 4-A with the existing residence would have a lot area of 17,647 sq. ft. while the prospective Lot 4-B would be 20,000 sq. ft. Both the existing dwelling and proposed dwelling will meet all requirements of the R-20 Zoning District. While the applicant has submitted preliminary subdivision documents the subdivision itself is not part of this request.

Ralph Blessing, Land Use Bureau Chief made a presentation and answered questions from the Board.

Mr. Blessing stated that this application will come back to the Planning Board once the applicant submits the subdivision application.

The Planning Board advised Mr. Palladino he would need to send letters to his neighbors providing notification of the Public Hearing with Zoning Board of Appeals. Mr. Palladino confirmed that he would be sending out notification letters as per the application process with the Zoning Board of Appeals.

After a brief discussion, Mr. Levin recommended **approval** of **ZBA Application #033-22** and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single Family); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

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).

The proposed Text Amendment would help standardize the procedure and requirement for routine administrative approvals by the Zoning Board such as shared parking plans and modification of existing approvals. The Text Amendment sets the threshold for when a modification would be subject to approval by the Zoning Board and the Land Use Bureau. Secondly, the Text Amendment proposes to move the standards for Swim or Tennis Clubs from Section 19.C.3.e to Section 5.E. Use Definitions.

Ralph Blessing, Land Use Bureau Chief, made a brief presentation providing details of the Text Changes and answered questions from the Board.

After a brief discussion, Mr. Totilo recommended **approval** of **ZB Application #222-34** and that this request is compatible with the affected neighborhoods and consistent with the 2015 Master Plan; Mr. Perry seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

- 2. ZB APPLICATION #222-35 - RICHARD W. REDNISS (22 1st CORP.) - 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.

The proposed reduction of front setbacks will be limited to private roads in lots created by subdivision and will only be applicable on lots impacted by a FEMA Flood Zone, inland wetlands or steep slopes allowing greater separation of residences from these sensitive resources thus beneficial for the environment as well as residents. Approval of this Text Amendment is recommended and that it is consistent with the Master Plan which emphasizes sustainable development including the following:

Policy 7L.2-c - Land Use Regulations (Further identify critical natural areas)
Policy 7N.1 - Protect natural flood barriers
Policy 7.P - Prepare flood mitigation strategy
Policy 7P.3 - Adapting building regulations
Policy 7P.6 - Natural protective features

Richard Redniss, Redniss & Mead, made a presentation providing details of the Text Change and answered questions from the Board.

After a brief discussion, Mr. Perry recommended **approval** of **ZB Application #222-35** and that this request is compatible with the affected neighborhoods and consistent with the 2015 Master Plan; Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

- 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).”

The new definition for “Residence for End of Life Care” along with the amendment to permit the use in the RA-1 district would allow existing Hospice/palliative end of life facilities to operate with an occupancy limited to eight (8) elderly persons. Currently the capacity for such facilities is limited to six (6) persons. Given that the increased capacity is limited to existing facilities with no allowance for increase in floor area, the proposed change will not result in any impact. The Text Amendment is consistent with the Master Plan including the following policy:

Policy 6.B - Promote Senior and Accessible Housing

Richard Redniss, Redniss & Mead, made a presentation providing details of the Text Change and answered questions from the Board.

After a brief discussion, Mr. Totilo recommended **approval** of **ZB Application #222-38** and that this request is compatible with the affected neighborhoods and consistent with the 2015 Master Plan; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

OLD BUSINESS:

Ms. Dell mentioned the presentation given by Kevin McCarthy at the November 15, 2022 meeting and wanted to make sure everyone received a copy of it for the Capital Budget review on December 6, 2022.

Ms. Dell also mentioned that Ms. Mathur has been working on a joint holiday party for the Zoning Board and Planning Board which has been scheduled for December 15, 2022. Ms. Dell stated significant others are welcome and asked if everyone could let Ms. Mathur know if you will attend.

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)

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:52 p.m.

Respectfully Submitted
November 23, 2022

Theresa Dell, Chair
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