

**STAMFORD PLANNING BOARD  
APPROVED MINUTES - TUESDAY, JANUARY 10, 2023  
REGULAR MEETING &  
CAPITAL BUDGET PUBLIC HEARING  
VIA THE INTERNET & CONFERENCE CALL  
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/84468603483>; **OR**
- If not, then **Call-in** using the **phone number, Webinar ID & passcode** 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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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Jennifer Godzeno, Secretary; and Michael Totilo. Alternates: William Levin and Stephen Perry. Absent: Michael Buccino, Voting Member. Present for staff: Vineeta Mathur, Principal Planner; Elda Sinani, Director, Office of Policy & Management and Anthony Romano, Management Analyst, Office of Policy & Management.

Ms. Dell called the meeting to order at 6:30 p.m.

Ms. Dell introduced the members of the Board and staff present.

Ms. Dell introduced the first item on the agenda.

**PLANNING BOARD MEETING MINUTES:**

**December 13, 2022:** After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of December 13, 2022; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

1. **DISTRICT-WIDE BOILER & BURNER REPLACEMENT - PROJECT #C5B613 - TOTAL REQUEST \$47,952.00:** The rebate check for \$47,952.00 associated with the Boiler Replacement project at Northeast Elementary is part of an energy efficiency incentive program offered by the utility company, Eversource Energy. The new equipment installed at the school has a higher efficiency rating than the previous equipment and through this incentive program the utility company offers rebates based on their

calculations for different efficiency measures. These measures take into account the heating capacity of the unit and the overall efficiency performance upgrades. Eversource reviewed the project design documents and presented the City with a Letter of Agreement for \$47,952.00 for the performance upgrades. The equipment was then verified after installation by the utility company and a rebate check was released.

Lou Casolo, Engineering Bureau Chief/City Engineer, made a brief presentation and answered questions from the Board.

After a brief discussion, Ms. Godzeno recommended approval of District-Wide Boiler & Burner Replacement - Project #C5B613 with a Total Request of \$47,952.00 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, 5-0 (Dell, Godzeno, Perry, Tepper and Totilo).

**2. STREET PATCH & RESURFACING - PROJECT #C56182 - TOTAL REQUEST \$153,318.00:**

Aquarion Water Company of Connecticut recently completed the Bargh Reservoir Replacement Raw Water Pipeline Project in Stamford and Greenwich, CT. Aquarion payment in the amount of \$153,318.00 is in lieu of Aquarion completing final milling and paving of the Farms Road portion of the project in the area of work on that road. This amount is based on the breakdown of items included in their invoice to the City.

Lou Casolo, Engineering Bureau Chief/City Engineer, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Levin recommended approval of Street Patch & Resurfacing - Project #C56182 with a Total Request of \$153,318.00 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, Godzeno, Levin, Tepper and Totilo).

**3. DISTRICT-WIDE WINDOW AIR CONDITIONING UNIT PROJECT - PROJECT #001313 - TOTAL REQUEST \$300,000.00:**

Request for additional appropriation for window A/C unit installations district-wide at schools that do not have building-wide A/C systems. Total project cost is estimated at \$300,000.00 (\$150,000.00 split between the City and Board of Education surplus) and is estimated to provide 200 window A/C units installed.

Kevin McCarthy, Director of Facility Operations, Stamford Public Schools, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Totilo recommended approval of District-Wide Window Air Conditioning Unit Project - Project #001313 with a Total Request of \$300,000.00 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; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Perry, Tepper and Totilo).

4. **DISTRICT-WIDE ROOFING REPLACEMENTS - PROJECT #CPB092 - TOTAL REQUEST \$1,334,421.00:** Request for additional appropriation for Capital Project #CPB092 for grant reimbursement related to Stamford High 1927 Building Phase II Roofing Replacement Project. Total project cost is estimated at \$2,224,035.00 and grant reimbursement is estimated at \$1,334,421.00. \$2,500,000.00 was authorized and funded in FY2022-2023 for roofing replacements at Stamford High School.

Lou Casolo, Engineering Bureau Chief/City Engineer, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Perry recommended approval of District-Roofing Replacements - Project #CPB092 with a Total Request of \$1,334,421.00 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, Godzeno, Perry, Tepper and Totilo).

5. **BOYS & GIRLS CLUB OF STAMFORD PLAYSCAPE - PROJECT #001308 - TOTAL REQUEST \$166,666.00:** The Boys & Girls Club of Stamford operates the Yerwood Center, the site of the playscape that is being rehabilitated. The Yerwood Center is owned by the City of Stamford. The Boys & Girls Club of Stamford and the City of Stamford have entered into a long-term lease structure. Currently, the Yerwood Center and the playscape are primarily used by underserved youth in grades K-3. The playscape project involves:

- A. Design a new playscape. (Current playscape is estimated to more than double in size while improving safety and ADA compliance.)
- B. Solicit proposals and select a contractor.
- C. Remove and dispose of existing playscape.
- D. Level the ground allowing for new and larger playscape to be installed.
- E. Install new playscape.

Lou Casolo, Engineering Bureau Chief/City Engineer, made a presentation and answered questions from the Board.

After a brief discussion, Mr. Totilo recommended approval of the Boys & Girls Club of Stamford Playscape - Project #001308 with a Total Request of \$166,666.00 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; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).

6. **MILL RIVER PLAYSCAPE - PROJECT #001307 - TOTAL REQUEST \$166,666.00:** The Mill River Collaborative will create a uniquely designed playscape area at the Mill River Park Carousel Pavilion. The installation will be an architecturally-distinctive, playful and interactive structure. The project will be grounded in a holistic conceptual vision and will meet functional, aesthetic, and narrative requirements. Our carousel hosts families every weekend with many birthday parties and dozens of kids all summer and during school holidays as part of our camp offerings. The playscape will be an inclusive design that will engage kids, caregivers and the entire community. The exciting challenges and activities on an inclusive playscape area will provide increased play value and engagement to our varied park visitors. This money is being allocated for the design and construction of the playscape. Our current project timeline is as follows:

- A. Currently the project is in the conceptual phase and should last about two weeks.
- B. Second Phase - Schematic Design - One Month.
- C. Third Phase - Design Development - One Month.
- D. Fourth Phase - Permitting - Four Months.
- E. Fifth Phase - Construction Documents - One and a half Months.
- F. Final Phase (May 2023) - Construction - Two Months.

Lou Casolo, Engineering Bureau Chief/City Engineer, made a brief presentation and answered questions from the Board.

Michael Stake, Vice President of Capital Planning & Construction, Mill River Collaborative, also provided additional information.

After a brief discussion, Mr. Levin recommended approval of the Mill River Playscape - Project #001307 with a Total Request of \$166,666.00 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, Godzeno, Levin, Tepper and Totilo).

7. **CHILDREN'S LEARNING CENTER PLAYSCAPE - PROJECT #001309 - TOTAL REQUEST \$166,666.00:** The Children's Learning Centers of Fairfield County (CLC) is planning to install a new playscape at its Hillandale Avenue location. Redniss & Mead are the site engineers of record and will prepare all site plans for the project. They will coordinate with the City of Stamford Engineering Bureau in filing applications and site plan approval. The general contractor shall complete work related to site preparation, demolition of current play equipment and rubber surfaces, site drainage and preparation for the installation of the new play equipment. All play surface preparation must meet or exceed ASTM safety standards and be ADA compliant.

Lou Casolo, Engineering Bureau Chief/City Engineer, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Perry recommended approval of the Children's Learning Center Playscape - Project #001309 with a Total Request of \$166,666.00 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, Godzeno, Perry, Tepper and Totilo).

Ms. Dell asked Michael Cacace, Cacace Tusch & Santagata, if he would agree to discuss the Zoning Board referral for Broad Street after the Public Hearing. Mr. Cacace agreed.

Ms. Dell then called for a motion to bring forward the last two agenda items of *Old Business* and *New Business*.

Mr. Tepper made a motion to bring forward the last two agenda items of *Old Business* and *New Business* for discussion. Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 6-0 (Dell, Godzeno, Levin, Perry, Tepper and Totilo).

**OLD BUSINESS:**

Ms. Dell mentioned the postponed Holiday party. Ms. Dell stated the restaurant contacted Ms. Mathur wanting to know about possibly rescheduling for January. Ms. Dell felt that due to the current COVID situation it would be best to wait until the Spring to get together. All Board members agreed.

Ms. Dell stated everyone should have received a copy of the new Zoning Regulations. The old regulations should be discarded.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- January 24, 2023 (Regular Meeting)
- February 7, 2023 (Regular Meeting)

Ms. Dell stated that at the January 24, 2023 meeting the Zoning Board of Appeals referral for McDonald's will most likely be discussed as long as the applicant is able to address the requests from the Traffic Department.

Ms. Mathur stated that the applicant has their meeting with the ZBA at the beginning of February so they will need to go before the Planning Board at the January 24th meeting in order to get the Board's referral for their appearance before the ZBA.

Ms. Dell mentioned that the Zoning Board application for Clinton Avenue will also be on the January 24th agenda along with finalizing the Capital Budget.

Ms. Dell stated that on Friday everyone was sent the Transmittal Letter to the Mayor and it will be discussed after tonight's Public Hearing.

Ms. Dell suspended the Regular Meeting for a five-minute break.

Ms. Dell resumed the meeting and opened the Public Hearing.

***PUBLIC HEARING TO BEGIN AT 7:00 P.M.***

In accordance with Section C-611.3 of the Stamford Charter, the Planning Board will hold a Public Hearing to hear public comments on the recommended Capital Budget for 2023-2024 and Capital Plan for 2024-2030.

**INSTRUCTIONS FOR THE PUBLIC TO SPEAK ON THE 2023-2024 CAPITAL BUDGET:**

- *Speakers from the public will be allowed to address the Board. As there may be many who would like to speak, please try to limit the time to 5 minutes.*
- *All public speakers wishing to speak at the Public Hearing shall send a Chat message to the Moderator/Planning Board Chair with their name and address to sign-up to speak.*
- *During the meeting, please do not send Chat messages to "Everyone" because it is distracting for all attendees.*
- *All public speakers shall announce their name and address clearly for the record prior to speaking.*
- *Any public speaker wishing to submit written testimony prior to the meeting can send it to Vineeta Mathur, Principal Planner, at [vmathur@stamfordct.gov](mailto:vmathur@stamfordct.gov) or to Theresa Dell, Planning Board Chair, at [tdell@stamfordct.gov](mailto:tdell@stamfordct.gov) or submit the request through a Chat message to the Planning Board Chair during the meeting.*

Ms. Dell introduced Vineeta Mathur, Principal Planner; Elda Sinani, Director, Office of Policy & Management and Anthony Romano, Management Analyst, Office of Policy & Management.

Ms. Dell asked Ms. Godzeno to read the Legal Notice into the record as follows:

**LEGAL NOTICE  
PLANNING BOARD  
THE CITY OF STAMFORD**

*In accordance with Section C-611.3 of the Stamford Charter, the **STAMFORD PLANNING BOARD** will hold a **Public Hearing on Tuesday, January 10, 2023 at 7:00 P.M.** via phone and internet video conference to hear public comments on the recommended **CAPITAL BUDGET FOR 2023-2024 and CAPITAL PLAN FOR 2024-2030**. Copies of the budget document are available on the Planning Board website at [www.stamfordct.gov/government/boards-commissions/planning-board](http://www.stamfordct.gov/government/boards-commissions/planning-board).*

**ATTEST: THERESA DELL, CHAIR  
STAMFORD PLANNING BOARD**

*Dated at the City of Stamford this 3rd day of January 2023.*

Ms. Dell asked Ms. Mathur if there were any speakers.

Ms. Mathur stated there were a couple of speakers and requested if anyone else would like to speak to please raise their hands. Ms. Mathur stated there were now several speakers.

Ms. Dell requested that speakers state the project they are providing comments for and their name and address.

The following provided comments on the Capital Budget:

- Dorota Pecherski - 104 North Street - Scalzi Park tennis courts.
- Linda Ilse - 56 Sterling Place - Scalzi Park tennis courts.
- Kevin Murray, Director Parks & Recreation, City of Stamford - Scalzi Park tennis courts.
- Jonathan Gottlieb, Charter Oak Communities - Phase I of the redevelopment of the Oak Park residential development.
- Enrique Catter - 6 Strawberry Patch Lane - Scalzi Park tennis courts.
- Dan Sandford, Board of Representatives, District 14 - Scalzi Park tennis courts
- Michael Moore, Vice President Operations, Downtown Special Services District - Funding for Urban Forestry Initiatives and the need for City-wide tree inventory and planting.
- Jill O'Shaughnessy - One Greyrock Place - Scalzi Park tennis courts.
- Paula Waldman - 110 Old North Stamford Road - General comments and the potential tax increases due to the size of the budget.
- Kate Donohue - Scalzi Park tennis courts.
- Kate Maloney (Through a Chat Message) - Cummings Park tennis courts.
- Jill Lewis - Scalzi Park & Cummings Park tennis courts.
- Gabriel Duah - 77 Glenbrook Road - Scalzi Park tennis courts.
- Zachary Oberholtzer - 2475 Summer Street - Pedestrian and cycling infrastructure.
- Melanie Hollas, Vice Chair, Parks & Recreation Commission - Scalzi Park tennis courts.

Ms. Dell explained deliberations will take place at the January 24, 2023 meeting and all the speakers who provided comments tonight are welcome to attend and listen to the discussion.

Ms. Dell asked if there was anyone in attendance from People Friendly Stamford. Ms. Dell stated she received a letter from them in support of the Housing Development Fund for Oak Park, City-wide signals - siting 45 intersections that require attention and roadway redesign and reconstruction. Ms. Dell called once more for anyone from People Friendly Stamford; there was no response. Ms. Dell stated the letter will be put into the public record.

Ms. Dell asked Ms. Mathur if there were any other speakers.

Ms. Mathur stated there were not but a letter was received from Shelly Michelson, which was forwarded to the Board. Ms. Mather explained that this was received and emailed right before the meeting and it will be added to the public record.

Ms. Dell made one last call for anyone from the public who would like to speak.

Enrique Catter made some final comments regarding the tennis and pickleball courts.

Ms. Dell thanked everyone who spoke about the tennis courts and stated the funding for the Scalzi Park tennis courts will be discussed in detail at the January 24, 2023 meeting.

Ms. Dell thanked all the speakers and closed the public portion of the Public Hearing.

Ms. Dell asked the Board to take out the Transmittal Letter for the Mayor.

Ms. Dell led a discussion on the Transmittal Letter.

Ms. Dell stated she and Mr. Romano will finalize the letter for the January 24, 2023 meeting for approval.

Ms. Dell asked the Board to let her know as soon as possible if there are any suggestions or changes for the letter. Ms. Dell also stated she would like to try and get the budget to the Mayor a bit earlier than February 15, 2023; trying for possibly for February 3, 2023 to give extra time for the Mayor to review.

Ms. Dell thanked Mr. Romano and Ms. Sinani for all their work on the budget.

Ms. Sinani thanked the Board for their hard work.

Ms. Dell closed the Capital Budget Public Hearing.

## ***REGULAR MEETING TO CONTINUE AFTER PUBLIC HEARING***

Ms. Dell resumed the Regular Meeting and introduced Mr. Cacace.

### **ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #222-37- TR BROAD II, LLC & 122-124 BROAD STREET, LLC - 122-124 BROAD STREET, 128-134 & 136 BROAD STREET - Site & Architectural Plans and/or Requested Uses, Special Permit and Zoning Lot Development Agreement:** Applicant is proposing to construct a residential apartment building to contain 198 dwelling units, 210 parking spaces (173 on-site and 37 in Bedford Street garage), residential amenities and 5,680 sq. ft. of street level retail.

The subject applications will facilitate the redevelopment of a long vacant site in Downtown Stamford. The Applicant requests a Special Permit, Site & Architectural Plans and Requested Uses applications along with the Zoning Lot Development agreement to facilitate a 13 story mixed-use building with 198 dwelling units, 5,680 sq. ft. of retail on a 35,659 sq. ft. property (128 - 136 Broad Street) located on Broad Street and spanning across Gay Street. The ground floor retail will facilitate the activation of Broad Street, complementing the Bedford Street and Broad Street retail corridors. A majority of the required parking spaces (173 spaces) are proposed on-site and 37 spaces are proposed to be provided in the Bedford Street garage providing a 1 to 1 parking ratio. The proposed design includes an attractive façade through the use of a variety of building materials (fiber cement siding, metal panels) and use of balconies and floor to ceiling windows. The parking garage will be wrapped by retail and amenity space on the ground floor along Broad Street and screened on floors two and three by a metal screening system. All seventeen (17) Below Market Rate units are proposed on-site. The Applicant will enter into a Zoning Lot Development Agreement with the adjoining property, 122-124 Broad Street, to allow the transfer of development rights (27 units) to the subject property. A portion of Gay Street serving as the access to the Bedford Street garage is owned by the Applicant and will be retained as vehicular access but will be substantially improved for pedestrian use. The project will be an asset for Stamford allowing for in-fill of a vacant site with market rate and affordable housing along with activation of a key commercial corridor. Staff believes the request is compatible with the Downtown neighborhood and consistent with Master Plan Category #11 (Downtown) and the following specific Master Plan policies:

- 3B.1 and 5A.1: Concentrate regional office, retail and entertainment uses and high-density residential development in the Downtown.
- 5A.6: Promote infill development on vacant sites within Downtown.
- 5B.1: Improve pedestrian connectivity within Downtown and between Downtown and adjacent neighborhoods.
- 5B.2: Implement streetscape and traffic calming improvements Downtown.
- 6B: Preserve existing and create new affordable housing.
- 7B.1: Provide high-quality streetscape designs along principal streets.
- 7H: Encourage infill development.
- 7I.4: Vehicle charging stations.
- 7Q.5: Protect, manage and expand the urban forest, which is comprised of trees in the City right-of-way and in City parks, and street trees.

Michael Cacace, Partner, Cacace Tusch & Santagata, representing the applicant, along with his team, made a presentation and answered question from the Board.

Also in attendance as part of the applicant's team:

- Thomas Rich, Managing Member of applicant and President & CEO, F.D. Rich Company
- Alan Cosby, Senior Vice President, F.D. Rich Company
- Andrew Ostrander, Architect, Perkins Eastman
- Len D'Andrea, Engineer, D'Andrea Surveying & Engineering, PC
- Rob Natale, Engineer, D'Andrea Surveying & Engineering, PC
- Meredith Taubin, Architect, Perkins Eastman
- Carl Ordemann, Architect, Perkins Eastman
- Emily Foster, Traffic Engineer, SLR Consulting
- Neil Olinski, Traffic Engineer, SLR Consulting



After a brief discussion, Mr. Totilo recommended **approval** of **ZB Application #222-37** and that this request is compatible with the neighborhood and consistent with Master Plan Category #11 (Downtown); Mr. Tepper seconded the motion and passed with eligible members present voting, 4-0-1 [In Favor - Dell, Godzeno, Tepper and Totilo / Abstain - Levin (Mr. Levin agreed with the approval of the project but was not in agreement with the affordable housing unit calculation)].

Mr. Totilo asked about the date of the first meeting in February listed as February 8th under **New Business**, which is a Wednesday night. Ms. Dell also noticed that the meeting was listed as February 8th but should be Tuesday, February 7th and stated she would request a correction.

Ms. Dell stated that the January 24, 2023 meeting will begin with the Capital Budget discussion with a focus on the City's tennis courts. Ms. Dell suggested everyone going to the parks and looking at the courts.

Mr. Levin asked about getting a total number of tennis courts in the City and their state of repair.

Ms. Dell asked Ms. Mathur to contact Mr. Murray about getting that information.

Ms. Godzeno made comments regarding mention in the Transmittal Letter about having a City-wide inventory of facilities.

Ms. Dell requested everyone review the Transmittal Letter and please let her know if there are any suggestions or changes.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:55 p.m.

Respectfully Submitted  
January 12, 2023

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](http://cityofstamford.granicus.com/ViewPublisher.php?view_id=20)