

**STAMFORD PLANNING BOARD  
APPROVED MINUTES - TUESDAY, JANUARY 24, 2023  
REGULAR MEETING & CAPITAL BUDGET  
VIA THE INTERNET & CONFERENCE CALL  
6:30 P.M.**

*Webinar ID: 832 3578 4998  
Passcode: 169655*

**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/83235784998>; **OR***
- *If not, then **Call-in** using the **Phone Number & 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; Michael Buccino and Michael Totilo. Absent: William Levin and Stephen Perry, Alternates. Present for staff: Lindsey Cohen, Associate Planner; 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 and introduced the first item on the agenda.

**PLANNING BOARD MEETING MINUTES:**

**January 10, 2023:** After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of January 10, 2023; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Godzeno, Tepper and Totilo). (Mr. Buccino was absent at the January 10, 2023 meeting and ineligible to vote.)

**CAPITAL BUDGET:**

In accordance with Section C-611.3 of the Stamford Charter, the Stamford Planning Board will have final deliberations and vote on the Transmittal Letter and the recommended Capital Budget for 2023-2024 and Capital Plan for 2024-2030.

Ms. Dell explained this a continuation of discussion for the Capital Budget and stated the following:

Capital budget is for the budget Year 2023-2024 and out-years 2024-2030.

This year we had \$35M to work with, which is a reduction of \$5M due to the Board of Education receiving an additional \$35M each year for the next five (5) years for the work on the new buildings. This will make the Safe Debit Limit set at \$70M.

At the Public Hearing on January 10, 2023 most of the discussion focused on the City's Parks under Operations. Ms. Dell stated she spoke to Kevin Murray, Director of Parks & Recreation and Matthew Quiñones, Director of Operations. In the Capital Budget, the amount asked for was \$771,000.00 for Scalzi Park. Mr. Murray stated he was told by Engineering that the cost would be \$1.4M. With the restrictions the Planning Board has from the Safe Debit Limit that amount cannot be achieved through regular channels. Upon further conversations with Director Quiñones, it was discussed taking \$400,000.00 from Paving as \$5M was allocated to that project. The Planning Board could then give \$4.6M to Paving and move the \$400,000.00 into Parks - Scalzi. It is not the \$1.4M requested but in discussions with Mr. Romano there may be projects that come up that can be closed out; supplementals can be brought to the Planning Board and those funds can be allocated to the Scalzi Park project. Ms. Dell also suggested to Mr. Murray and Director Quiñones that once the Budget is finalized they can go directly to the Mayor as the Mayor has the ability to increase funds for any particular project. Mayor Simmons may also know of a way to get to the \$1.4M that the Planning Board cannot achieve. Ms. Dell asked Mr. Romano to put together a spreadsheet showing all the items presented under Operations to see if there were any changes the Planning Board would like to make to any project. Director Quiñones stated he felt receiving the \$400,000.00 from Paving would be enough at this point to begin the tennis court project.

Ms. Dell opened up this point for discussion.

After considerable discussion, the Board decided to provide the \$400,000.00 to Scalzi Park by taking a reduction from Paving and increasing the Housing Development Fund by \$250,000.00.

Ms. Dell mentioned receiving a letter from Alice Knapp, CEO, Ferguson Library, thanking the Planning Board for the Capital funds allocated for their projects.

After Mr. Romano made all the adjustments, the total budget came in under \$35M. Ms. Dell then asked if the \$400,000.00 could be given back to Paving; Mr. Romano replied yes. The Board agreed. The Planning Board then allocated \$400,000.00 to Scalzi Park from the Capital Budget.

Ms. Dell stated the budget would now be \$30M with \$5M left for the Mayor to put towards the ERP project or work on allocating funds for Scalzi Park.

Ms. Dell asked the Board if there was any other projects they wanted to look at; there was no reply.

Ms. Dell asked the Board for final questions or comments; there was no reply.

Ms. Dell called for a motion to approve the Planning Board Capital Budget for FY 2023-2024 and the Capital Plan FY 2024-2030 to be sent to the Mayor by Friday, January 27, 2023 or Monday, January 30, 2023.

Mr. Tepper made a motion to approve the Planning Board Capital Budget for FY 2023-2024 and the Capital Plan FY 2024-2030 to be sent to the Mayor by Friday, January 27, 2023 or Monday, January 30, 2023; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

Ms. Dell opened the discussion on the Transmittal Letter.

After a brief discussion of the adjustments to be made, Mr. Buccino made a motion to approve the Transmittal Letter to the Mayor; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

Ms. Dell thanked Ms. Sinani and Mr. Romano for all their hard work and for assisting the Planning Board through the Capital Budget procedures.

## **ZONING BOARD REFERRALS:**

- 1. ZB APPLICATION #222-32 - CP VIII 100 CLINTON, LLC - 0, 100, 102 CLINTON AVENUE; 29, 31, 37, 41 DIVISION STREET & PARCEL N-1 (“BLOCK A”); 75, 79, 99, 101, 107, 113 CLINTON AVENUE & 0, 1, 4, 6, 10, 17, 19, 25 DIVISION STREET (“BLOCK B”) (COLLECTIVELY, THE “PROPERTY”) - General Development Plan, Site & Architectural Plans and/or Requested Uses and Coastal Site Plan Review and Special Permit:** Applicant is proposing to construct two (2) residential buildings totaling 471 units with ±453 total parking spaces and associated amenities, landscaping, drainage and utility infrastructure. The property is located within the CAM boundary.

The Applicant is requesting five approvals described below:

- An amendment to the previously approved General Development Plan (GDP). In 2016, the Zoning Board granted GDP, Coastal Site Plan and Special Permit approvals for this subject property to facilitate a 456-unit residential development and ±35,693 sq. ft. Easement Area by the former property owner. The current property owner, CP VII 100 Clinton, LLC (the “Applicant”) is requesting an amendment to the GDP to increase in the number of apartments by 15 units from 456 units to 471 units. BMR units will be provided. Parking will comply with the recently updated Zoning Regulations. No changes to the previously approved Riverwalk area are proposed.
- Coastal Area Management (CAM) Approval to allow for the development of the Property that is located in the Coastal Area Boundary buffering the Mill (Rippowam) River.
- Final Site Plan Approval as required for development of the Property within the Designed Waterfront Development District (DW-D) and Mill River District (MRD).
- Approval pursuant to the General Procedures of the Architectural Review District (ARD) (Section 7.6.F of the Zoning Regulations) for the development of Block A, which is located in the ARD.
- Special Permit pursuant to Section 12.A.3.b to permit a two-way ramp width on Block A of 22 ft. without a 2 ft. center divider or 1 ft. curb and a two-way ramp width of Block B of 20.4 ft. without a 2 ft. center divider or a 1 ft. curb. This reduction has been approved by the Traffic, Transportation and Parking Bureau.

This development will contribute positively to the City’s open spaces, the life of the streets and surrounding district (notably, the Downtown District), and the availability of housing close to alternative modes of transportation (the Stamford Transportation Center). This request is consistent with the following specific Master Plan policies:

- 5D.3: Open Space Connections - Continue to pursue the Mill River Plan and promote a continuous greenway from Scalzi Park to Kosciuszko Park.
- 6B: Preserve Existing and Create New Affordable Housing
- 7A: Expand and Link the City’s Open Spaces
- 7F: Maximize Public Access to the Waterfront
- 7G: Create Compact and Complete Communities
- 7H: Encourage Infill Development

Lisa Feinberg, Carmody Torrance Sandak & Hennessey, LLP, made a presentation and answered questions from the Board.

Also in attendance for the project were:

Luz Rosado, Lessard Design

Neil Olinski, SLR

Colin McClean, Carmel Partners

Maddie Bernadicou, Carmel Partners

All members of the Board liked the new architectural design for the building and felt it was a positive improvement.

After a brief discussion, Mr. Totilo recommended **approval** of **ZB Application #222-32** and that this request is compatible with the neighborhood and consistent with Master Plan Category #5 (Residential - High Density Multifamily) and Master Plan Category #14 (Open Space - Public Parks); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

**NOTE:** Those portions of the property located in Category #14 will only be utilized as passive landscaped areas.

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

1. **ZBA APPLICATION #003-23 - CONNOR SHORTELL, NEW ENGLAND PROPANE representing JASON BRUS - 15 DEEPWOOD ROAD - Variance of Section 3 (Accessory Structure):** Applicant owns a single-family residence and is requesting allowance of an accessory structure (propane fuel tank) to be located in the front yard. *NOTE:* Placement of the tank was permitted by the Building Department without review by Zoning.

The permitting of a propane fuel tank to be installed in the front yard without the review by Zoning Enforcement was an oversight by the City permitting entities. The hardship faced by the Applicant is that the installation was permitted, however, the City realized after the fact that the tank's location did not comply with the Zoning Regulations. The Applicant should not face financial burdens of removal and relocation of the tank when installed with the appropriate permit due to City oversight. The tank is screened with trees, bushes, and a fence. Further, the dwelling is located within Master Plan Category #1 (Residential - Very Low Density Single Family), on a private road in a wooded and very low density area, and the tank is significantly setback from the front lot line such that the tank is unlikely to be seen by passing onlookers or cause visual blight. Staff support approval of this application.

After a brief discussion, Mr. Tepper recommended **approval** of **ZBA Application #003-23** and that this request is compatible with the neighborhood and consistent with Master Plan Category #1 (Residential - Very Low Density Single Family); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

2. **ZBA APPLICATION #004-23 - JASON KLEIN, CARMODY TORRANCE SANDAK & HENNESSEY LLP representing KCI SUMMER, LLC - 1911 SUMMER STREET - Various Variances:** Applicant owns property which is improved with a two-story, ±2,571 sq. ft. residential building built in 1914. Applicant intends to preserve the existing historic structure to be used as one (1) residential unit. Applicant proposes to construct a 4-story addition behind the existing structure containing four (4) dwelling units for a total of five (5) proposed residences. Should the Zoning Board of Appeals approve the variance relief requested, the applicant intends to seek a Special Permit and Site Plan Approvals from the Zoning Board pursuant to Section 7.3 of the Zoning Regulations to permit the preservation of the existing building and rehabilitation of the property for multifamily residential use. Applicant seeks the following variances:

- Appendix B, Table IV, Footnote 7: Allowance for the construction of dwelling units with a front yard setback from Fifth Street of 5 ft. in lieu of the 15 ft. required for the portion of the property within the C-L Zone.
- Appendix B, Table IV: Allowance for the construction of a structure with a front yard setback from Fifth Street of 5.35 ft. in lieu of the 10 ft. required for the portion of the property within the C-B Zone.

- Table 12.5: Allowance for surface parking area to be located 1.15 ft. from the southerly property line in lieu of the 5 ft. required.
- Table 12.5: Allowance for surface parking area to be located 0 ft. from a building in lieu of the 5 ft. required.
- Section 7.K: Allowance for a rear yard of 10.13 ft. in lieu of the 30 ft. required.

The property is a corner lot with a historic building, which has severely limited the redevelopment of the site. Further, the site is split zoned with C-L District along Summer Street and C-B District in the rear both of which have different setback requirements. The variances will facilitate the preservation of a historic structure and allow for the construction of a thoughtfully designed addition. They will also help further two priorities of the City: (a) preserving historic structures and (b) constructing more housing opportunities within the City.

**NOTE:** While the variance requests reduced setbacks, the proposed density is only 55% of that permitted by the Zoning Regulations.

This request is compatible with the neighborhood and consistent with Master Plan Category #4 (Residential - Medium Density Multifamily) in that it provides for medium-density multifamily development where there is currently a single-family home and it will be appropriate in an area of transition from lower-density uses to the north to higher-density uses to the south. In addition, the project is consistent with the following specific Master Plan policies:

- 6A: Maintain Residential Neighborhood Character
- 6D: Preserve Historic Structures and Districts
- 7G: Create Compact and Complete Communities
- 7H: Encourage Infill Development

Jason Klein and Rachel Breslin, Carmody Torrance Sandak & Hennessey LLP; made a presentation and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended **approval** of **ZBA Application #004-23** and that this request is compatible with the neighborhood and consistent with Master Plan Category #4 (Residential - Medium Density Multifamily); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

3. **ZBA APPLICATION #005-23 - EDWARD & ANA DANIELSEN - 3 LEWELYN ROAD - Variance of Appendix B, Table III:** Applicant owns a single-family residence with a detached garage and stone patio and is proposing to construct a 1½-story addition over the existing footprint. Applicant is requesting a street line setback of 26.4 ft. in lieu of the 30 ft. required.

The existing structure has a non-conforming street line setback of 26.4 ft. where 30 ft. is required. In order for an addition to be constructed that is aligned with the existing first floor walls, a variance for the addition is being requested. The non-conformance is not being exaggerated and the building is otherwise compliant with zoning regulations. This request is compatible with the neighborhood that has a mix of one- and two-story homes and is consistent with the following specific Master Plan policies:

- 6A: Maintain Residential Neighborhood Character
- C1: Preserve and Enhance (Cove) Neighborhood Character and Quality-of-Life

After a brief discussion, Mr. Buccino recommended **approval** of **ZBA Application #005-23** 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, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- February 7, 2023
- February 21, 2023

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:06 p.m.

Respectfully Submitted  
January 26, 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)