

STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, MARCH 7, 2023
REGULAR MEETING & PUBLIC HEARING
VIA THE INTERNET & CONFERENCE CALL
Regular Meeting - 6:30 p.m. / Public Hearing - 7:00 p.m.

ZOOM WEBINAR

<https://us02web.zoom.us/j/81331289379>

Webinar ID: 813 3128 9379

Passcode: 632461

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/89637992030>; **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.

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; Jennifer Godzeno, Secretary and Michael Totilo (Arrived at 6:50 p.m.). Alternates: William Levin and Stephen Perry. Absent: Michael Buccino, Voting Member. Present for staff: Frank Petise, Transportation Bureau Chief; Ralph Blessing, Land Use Bureau Chief and Lindsey Cohen, Associate Planner.

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:

February 21, 2023 - Regular Meeting: After a brief discussion, Mr. Perry moved to recommend **approval** of the Planning Board Regular Meeting Minutes of February 21, 2023; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 3-0 (Dell, Perry and Tepper). (Ms. Godzeno and Mr. Levin were absent at the February 21, 2023 meeting and ineligible to vote.)

February 24, 2023 - Special Meeting: After a brief discussion, Mr. Tepper moved to recommend **approval** of the Planning Board Special Meeting Minutes of February 24, 2023; Mr. Perry seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Godzeno, Perry, Tepper). (Mr. Levin was absent at the February 24, 2023 meeting and ineligible to vote.)

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **ROADWAY DESIGN & RECONSTRUCTION - PROJECT #CP1281 - TOTAL REQUEST \$108,000.00:** \$100,000.00 is a private contribution from the development at 441 Canal Street to make pedestrian safety and ADA upgrades around the site. \$8,000.00 is a private contribution from the development at the corner of Stillwater Avenue and Liberty Street to upgrade the ADA curb ramps and thermoplastic crosswalk at the intersection.

Frank Petise, Transportation Bureau Chief, made brief comments and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended approval of Roadway Design & Reconstruction - Project #CP1281 with a Total Request of \$108,000.00 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, Levin, Perry and Tepper).

2. **CITYWIDE SIGNALS - PROJECT #C56174 - TOTAL REQUEST \$200,000.00:** These funds are a private contribution from the development at 441 Canal Street to make upgrades to the traffic signal infrastructure at Canal Street. This will include pedestrian and safety upgrades as well as signal timing upgrades on the corridor.

Frank Petise, Transportation Bureau Chief, made brief comments and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended approval of Citywide Signals - Project #C56174 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; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Perry and Tepper).

ZONING BOARD REFERRALS:

The following Zoning Board Applications (ZB #223-09 through #223-11) are part of the ongoing process to clarify ZB#222-01, which the Planning Board unanimously voted to recommended approval at its regularly scheduled meeting held on February 22, 2022, finding the request consistent with the Master Plan.

1. **ZB APPLICATION #223-09 - CITY OF STAMFORD ZONING BOARD - Text Change:** Applicant is proposing amendments to the V-C (Section 4.B.7), NX-D (Section 4.B.10) and R-HD (Section 4.B.11) District Regulations to streamline the Regulations by referring to existing Regulations and improve access to Light and Air.

For example, a side yard setback would be required beyond 70 ft. from any street line in the above noted districts, which would improve access to light and air on the interior of lots. Another example includes unifying lot size, setback, and FAR regulations in the NX-D.

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

After a brief discussion, Mr. Levin recommended **approval** of **ZB Application #223-09** and that this request is compatible with the neighborhood and consistent with the 2015 Master Plan; Mr. Perry seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Perry and Tepper).

2. **ZB APPLICATION #223-10 - CITY OF STAMFORD ZONING BOARD - Text Change:** Applicant is proposing a Text Change to simplify and clarify the definitions and standards for Adult Uses, Home Occupation, Medical Marijuana Dispensary Facility, Short-Term Rental and Group Day Care Home.

No substantive changes are proposed for the definitions of “Adult Uses” and “Short-Term Rental.” Definitions for “Home Occupation” and “Medical Marijuana Dispensary Facility” are amended to align with State regulations. “Group Daycare Homes” would be permitted as-of-right in single-family districts. “Child Day Care Center” will be permitted as-of-right in the MX-D Mixed-Use Development District, similar to how they are permitted as-of-right in all commercial districts.

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

After a brief discussion, Mr. Tepper recommended **approval** of **ZB Application #223-10** and that this request is compatible with the neighborhood and consistent with the 2015 Master Plan; Mr. Perry seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Perry and Tepper).

Ms. Dell noted it was 7:00 p.m. and the Public Hearing was to start. Ms. Dell asked Mr. Redniss if he would agree to begin the Public Hearing at 7:10 p.m. so the Board could hear the final Zoning Board Text Change referral and Mr. Blessing would not have to wait until after the Hearing to conclude his presentation. Mr. Redniss agreed.

Ms. Dell also noted Mr. Totilo had joined the meeting and as he was joining only for the Public Hearing; Mr. Levin and Mr. Perry would continue to vote on the final Zoning Board application.

- 3. ZB APPLICATION #223-11 - CITY OF STAMFORD ZONING BOARD - Text Change:** Applicant is proposing a Text Amendment to combine relevant Regulations that are currently located in different sections of the Regulations into one place, make some minor adjustments and delete Regulations no longer needed.

Relevant regulations are relocating to the appropriate definition(s) in the Definitions section. Upon request from HPAC, the Zoning Board will hold a public meeting for properties to be added to the Cultural Resources Inventory. Finally, examples of Regulations no longer needed include Section 7.7 which applies to C-L and M-G land around the train station and Section 7.N applying to residentially zoned land around the train station. The land around the train station is zoned for mixed-uses, making Sections 7.7 and 7.N no longer relevant.

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

After a brief discussion, Mr. Tepper recommended **approval** of **ZB Application #223-11** and that this request is compatible with the neighborhood and consistent with the 2015 Master Plan; Mr. Perry seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Perry and Tepper).

Approval of ZB Applications #223-09 through 223-11 is recommended. The applications are aligned with Planning best practices to provide clear and organized regulatory documents, and the applications are supportive of the following Master Plan policies:

- Policy 3C: Improve Education and Job Training (ZB Application #223-10, “Group Daycare Homes”)
- Policy 6A: Maintain Residential Neighborhood Character
- Policy 7G: Create Compact and Complete Communities
- Neighborhood-Specific Policies to preserve and protect neighborhood character and quality-of-life.

PUBLIC HEARING WILL BEGIN AT 7:00 P.M.

Ms. Dell suspended the Regular Meeting and opened the Public Hearing for Subdivision #4046 at 7:10 p.m.

SUBDIVISIONS:

- 1. SUBDIVISION #4046 - RICHARD REDNISS, REDNISS & MEAD representing KAREN KENNEDY WOODCOCK TRUST (OWNER) and TH1, LLC & HB CAPITAL, LLC (APPLICANT) - 29 INTERVALE ROAD and 131 & 139 TURN OF RIVER ROADS (11 LOTS):** The applicant is proposing to subdivide three (3) properties, totaling approximately 4.0 acres, into a total of eleven (11) parcels. Turn of River Road borders the western boundary and Intervale Road borders the northern boundary of the site. The property is improved with three (3) single-family residences, two (2) detached garages, two (2) asphalt driveways and a dirt driveway. The existing residences and garages will be demolished and replaced with eleven (11) new dwellings.

Ms. Dell asked Ms. Godzeno to read the Legal Notice into the record. Ms. Godzeno stated she did not have the copy to read and Ms. Dell did so as follows:

Subdivision Application No. 4046: Notice is hereby given that the Planning Board of the City of Stamford, CT will conduct a Public Hearing on **Tuesday, March 7, 2023 at 7:00 p.m.** via phone and internet video conference to consider the applications of Karen Kennedy Woodcock Trust (owner) and TH1, LLC & HB Capital LLC, (collectively, applicant and contract purchaser), to subdivide three properties into a total of eleven (11) parcels. The subject properties are commonly known as 131 Turn of River Road (001-1626), 139 Turn of River Road (000-0598), and 29 Intervale Road (001-1619), located in the City of Stamford, and generally described as follows:

Block #: 379

Area: 3.9633 Acres

Beginning at the intersection of the easterly side of Turn of River Road and the southerly side of Intervale Road, said land is bound by the following:

Northerly: 488'± by the southerly side of Intervale Road;

Easterly: 362'± by land n/f of Stonebrook Condominium;

Southerly: 550'± by lands n/f of Stonebrook Condominium, Peter J. & Marketta Orrico, Fritz Orneas & Angela Adetola, Hussain Syed Altaf, Ponani & Gayathrip Gopalakrishnan and Tap Capital Partners LLC, each in part; and

Westerly: 290'± by the easterly side of Turn of River Road.

Instructions for joining the meeting will be posted on the Planning Board website in advance of the Hearing (www.stamfordct.gov/government/boards-commissions/planning-board). The Hearing may be continued to such time and place as will be announced by the Planning Board at the Public Hearing. Additional plans and application materials will be available for your review online in advance of the Hearing on the Planning Board website referenced above or upon request at the office of the Land Use Bureau, 7th Floor of the Government Center, 888 Washington Boulevard, Stamford, Connecticut.

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

Dated at the City of Stamford this 23rd day of February 2023.

Ms. Dell stated for the record Mr. Totilo had joined the meeting and would be voting on the subdivision and as Mr. Levin is the first alternate would also be voting on the subdivision. Mr. Perry will not be voting but will be able to ask questions.

The property is located in Master Plan Category #2 (Residential - Low-Density Single-Family). The subdivision of the property is aligned with the Master Plan Category, which is intended to provide for and protect a suitable environment for single-family dwellings. In addition, the subdivision would not exceed six principal dwelling units per acre as defined in this Master Plan Category. Subdivisions in the Master Plan #2 category that are similar and greater in density to what is being proposed include the subdivision of Talmadge Lane, directly south of the property, and the Stone Brook cluster subdivision, directly east of the property.

Per Section 4.B.2.d(4) of the Zoning Regulations, the Applicant is requesting a reduced front yard setback from a private road since the property is impacted by inland wetlands. In this case, reducing the front yard requirement would allow greater setback from the wetland and neighboring properties while also achieving usable backyards. A minimum 20 ft. setback is recommended from the front street line of the future private road. Approval of this Subdivision is recommended as is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low-Density Single-Family). In addition, the subdivision is aligned with the following Master Plan policies:

- Policy NTW3.4: Develop and implement land-use and subdivision tools aimed at preserving and protecting environmentally sensitive land.
- Policy 7G: Create Compact and Complete Communities
- Policy 7H: Encourage Infill Development

Robert Clausi, Executive Director, Environmental Protection Board, in a memorandum dated February 17, 2023, stated the Board had no objections to the proposed eleven-lot subdivision subject to the following recommended conditions of approval:

1. Submission for EPB staff review and approval of a standard Conservation Agreement based on the conservation easement area shown on Redniss & Mead plan "Site Development Exhibit – Sheet No. PSE-2.1" dated February 9, 2023. The applicant shall execute and file the approved agreement concurrently with the filing of the final subdivision map.
2. Conservation areas established under the terms of the Conservation Agreement shall be field staked with permanent markers concurrently with the filing of the final subdivision map. Iron pins and EPB approved conservation signage shall be installed along all property boundaries, turning points and at intervals of no less than 100 feet along continuous stretches of the conservation boundary prior to the filing of the final subdivision map. This condition shall be addressed prior to EPB endorsement of a building permit for any individual lot.
3. Site development shall not begin until a final set of plans is submitted. This plan set shall include a phased soil erosion and sedimentation control plan for review and approval by Environmental Protection Board Staff. The perimeter erosion controls along the southern limit of disturbance shall be set no more than 25 feet from the proposed footprints of the houses and patios once general cleanup of the site has been completed. (Note to appear on the Record Plan).
4. Final endorsement of the storm water management plan shall be obtained from the City of Stamford Engineering Bureau prior to commencement of site development.
5. Submission of a revised planting plan as developed by a qualified professional, which depicts the approved conservation easement area.
6. The approved wetland and buffer enhancement plantings shall be installed prior to EPB endorsement of a building permit for any individual lot.
7. The burial of any stumps, logs, brush, and construction debris is expressly prohibited. All fill deposited on the property shall be clean by nature, free of construction debris, wood lengths and other debris.
8. Bond or other acceptable surety for the installation of erosion controls, roadway drainage improvements, landscaping, and certifications to be filed with the Planning Board prior to the commencement of site development. An estimate shall be prepared by the developer and submitted to City staff for review and approval prior to bond submission.
9. All drainage and other engineered elements associated with the roadway shall be completed under the supervision of a Connecticut registered professional engineer/surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB staff prior to release of surety.
10. Submission of a standard City of Stamford drainage maintenance agreement to ensure the full and property function of all drainage structures associated with the roadway prior to release of surety.
11. All landscaping shall be implemented under the supervision of a qualified landscape professional with written certification submitted to EPB staff prior to return of surety.

12. Submission of a standard City of Stamford landscape maintenance agreement prior to return of surety.
13. A qualified professional shall be retained to design and implement a program to decompact (e.g., deep rip, scarify) compacted soil immediately around the constructed houses before final topsoiling and stabilization.

Willetta Capelle, P.E., Coordinator of Site Plan Reviews and Inspections, Engineering Bureau, in memorandums dated December 15, 2022 and February 24, 2023 provided comments on the proposed subdivision, which were satisfactorily addressed.

Frank Petise, Transportation Bureau Chief and Luke Bittenwieser, in a memorandum dated November 30, 2022 provided comments on the proposed subdivision, which were satisfactorily addressed.

Josh Polur, Inspector II, Stamford Health Department, offered no objections to the proposed subdivision.

Walter Seely, Fire Marshal, Stamford Fire Department, offered no objections to the proposed subdivision subject to the recommendation of the installation of two (2) fire hydrants. One by the entrance from Turn of River Road and one near the end of the street just before the cul-de-sac.

Richard Redniss, Redniss & Mead, made a presentation and answered questions from the Board.

Ms. Dell opened the public portion of the Hearing. The following residents provided comments:

- Brian Mitchell, resident at 34 Talmadge Lane: Spoke about the open space and the lot line with regard to the stream which runs along the southern edge of the property.
- Amy Essinfeld Temple, resident at 17 Talmadge Lane: Spoke about drainage, water run-off and flooding from the stream when there are heavy rains.
- Peter Orrico, resident at 30 Talmadge Lane: Made comments about Section 8 of the Subdivision Regulations with regards to an existing tree which is planned to be removed and the possibility of saving the tree. Mr. Orrico also made comments with regard to screening along Talmadge Lane.
- Len Scalani, resident on Talmadge Lane: Spoke about drainage issues with regard to the additional impervious surface, screening and plantings along Lot #6 and possibly adding a condition to each lot deed about each owner maintaining the watercourse on the property.
- Anthony Tarzia, resident at 29 Talmadge Lane: Spoke about the stream and overflow issues, deed restrictions, the lot lines of Lot Nos. #6 & #7 and screening along Talmadge Lane.
- Angela Adetola, resident at 28 Talmadge Lane: Spoke about tree preservation, screening along Talmadge Lane and the drainage and the flooding issues. (Note: Ms. Adetola stated for the record that she is a Commissioner on the Parks & Recreation Commission but was only representing herself as a resident of Talmadge Lane.)
- Dean Schneider, resident on Stone Brook: Spoke about the increased traffic.

Ms. Cohen noted Mr. Orrico had an additional comment. Mr. Orrico spoke about drainage and flooding issues with regard to the watercourse.

Ms. Dell asked the Board if there were any questions; there was no response.

Ms. Dell turned it back to Mr. Redniss to address the comments and questions from the public speakers.

Ms. Dell asked if language regarding deeds and drainage issues could be added to Condition No. 17 (Drainage Maintenance Agreement) of the Planning Board Certificate; Mr. Redniss agreed that the words “to be noted on all deeds” be added to the Certificate.

Ms. Dell asked Mr. Redniss if he could contact the representative for the Talmadge Lane residents, Amy Essinfeld Temple, to discuss the planting plan and screening along Talmadge Lane and specifically the mature trees mentioned; Mr. Redniss agreed.

Ms. Dell asked the Board if there were any further questions; there was no response.

Ms. Dell asked Mr. Redniss if he could go back and look at the tree which was commented on by the public speakers. Mr. Redniss agreed.

Ms. Dell asked the Board if they were satisfied to vote on this Subdivision; all were in agreement.

Ms. Dell called for any further comments from the public; there was no response.

Ms. Dell closed the public portion of the Hearing and opened the discussion by the Planning Board.

Ms. Dell thanked all the public speakers and noted again that Mr. Redniss will be in contact with the representative for the Talmadge Lane residents regarding drainage and landscaping, specifically the large trees mentioned by the public speakers.

Ms. Dell asked the Board if they were ready to vote on Subdivision #4046. All Board members agreed.

After considerable discussion, Mr. Tepper recommended approval of Subdivision #4046 - 29 Intervale Road and 131 & 139 Turn of River Roads for 11 lots with the following conditions:

SITE SPECIFIC CONDITIONS

1. Per Section 4.B.2.d(4) of the Zoning Regulations, a reduced front yard setback has been granted for this subdivision that is to be accessed by a private right-of-way and is impacted by inland wetlands. The minimum Front Yard along the private right-of-way shall be at least 20 feet and shall be filed on the Stamford Land Records.
2. Prior to issuance of a Building Permit, the Applicant shall obtain addresses for Parcels 1 through 11 in coordination with Engineering Department.
3. Per the Transportation, Traffic and Parking Bureau, the northern property line overlaps with the sidewalk/right-of-way along Intervale Road. A public access easement for that portion of the sidewalk/right-of-way should be conveyed prior to issuance of Certificate of Occupancy.
4. Per the Transportation, Traffic and Parking Bureau comments dated November 30, 2022, prior to the issuance of a Building Permit, the Applicant shall amend plans to reflect the following:
 - a. Sidewalk shall be carried flush across the driveway apron.
 - b. Include private road signage and/or dead end signage at the entrance.
 - c. Sidewalk shall have ADA tactile warning pads.
 - d. Stop sign shall be 30 inches.
 - e. CTDOT sign post details shall be included.
 - f. If the electrical service from the utility pole to the transformer requires trenching in the sidewalk, then the entire section of sidewalk shall be replaced in kind.
 - g. A construction parking and operations management plan will be required. There shall be no queuing or parking of vehicles on or result in any impact to the City right-of-way.
5. Per the Fire Marshal, two fire hydrants will be needed: one by the entrance from Turn of River Road and a second near the end of the private street, just before the cul-de-sac. The Applicant shall address this comment in coordination with the Fire Marshal's office in advance of issuance of a Building Permit.
6. Per Engineering Department comments dated February 24, 2023, the Building Permit drawings will depict the storm and sanitary inverts at tie in connections within the roadway and the sanitary lateral for Lot 2 will be adjusted to be less flat.

STANDARD CONDITIONS

7. With the exception of those shown to be removed on the Sediment and Erosion Control Plans (Sheet SE-4A and 4B, last dated January 5, 2023), significant trees and stone walls shall be preserved to the greatest extent feasible with specific measures to ensure their protection outlined on said plans subject to the review and approval of Environmental Protection Bureau (EPB) Staff prior to the start of any site activity and issuance of a building permit. (Note on the Record Plan.)
8. Submission for EPB staff review and approval of a standard Conservation Agreement based on the conservation easement area shown on Redniss & Mead plan "Site Development Exhibit - Sheet No. PSE-2.1" dated February 9, 2023. The applicant shall execute and file the approved agreement concurrently with the filing of the final subdivision map.
9. Conservation areas established under the terms of the Conservation Agreement shall be field staked with permanent markers concurrently with the filing of the final subdivision map. Iron pins and EPB approved conservation signage shall be installed along all property boundaries, turning points and at intervals of no less than 100 feet along continuous stretches of the conservation boundary prior to the filing of the final subdivision map. This condition shall be addressed prior to EPB endorsement of a building permit for any individual lot.
10. Site development shall not begin until a final set of plans is submitted. This plan set shall include a phased soil erosion and sedimentation control plan for review and approval by EPB Staff. The perimeter erosion controls along the southern limit of disturbance shall be set no more than 25 feet from the proposed footprints of the houses and patios once general cleanup of the site has been completed. (Note to appear on the Record Plan.)
11. Final endorsement of the Storm Water Management Plan shall be obtained from the City of Stamford Engineering Department prior to commencement of site development.
12. Submission of a revised Planting Plan as developed by a qualified professional, which depicts the approved conservation easement area.
13. The approved wetland and buffer enhancement plantings shall be installed prior to EPB staff endorsement of a building permit for a home any individual lot.
14. The burial of any stumps, logs, brush, and construction debris is expressly prohibited. All fill deposited on the property shall be clean by nature, free of construction debris, wood lengths and other debris.
15. Bond or other acceptable surety for the installation of erosion controls, roadway drainage improvements, landscaping, and certifications to be filed with the Planning Board prior to the commencement of site development. An estimate shall be prepared by the developer and submitted to City staff for review and approval prior to bond submission.
16. All drainage and other engineered elements associated with the roadway shall be completed under the supervision of a Connecticut registered professional engineer/surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to release of surety.
17. Submission of a standard City of Stamford Drainage Maintenance Agreement to be noted on all deeds to ensure the full and property function of all drainage structures associated with the roadway prior to release of surety.
18. All landscaping shall be implemented under the supervision of a qualified landscape professional with written certification submitted to EPB Staff prior to return of surety.
19. Submission of a standard City of Stamford Landscape Maintenance Agreement prior to return of surety.
20. A qualified professional shall be retained to design and implement a program to decompact (e.g., deep rip, scarify) compacted soil immediately around the constructed houses before final topsoiling and stabilization.
21. Prohibition of new, in-ground fuel oil storage tanks. Limitation shall be noted on the final record plan.

22. In accordance with CGS 8-26c, approval shall expire on March 6, 2028 unless all "work" as said term is defined in CGS 8-26c (b), has been completed by said date.

23. Subdivision reference number to be placed on Final Map.

The Planning Board **approved** Subdivision #4046 and found this request to be compatible with the neighborhood and consistent with Master Plan #2 (Residential - Low-Density Single-Family); Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Tepper and Totilo).

Ms. Dell closed the Public Hearing and reconvened the Regular Meeting.

Ms. Dell noted Mr. Totilo left the meeting.

Mr. Levin commented about stating for the record to show that Mr. Redniss should consider saving the mature trees the public speakers mentioned in their comments.

Ms. Dell stated that it had been addressed and will be made part of the minutes.

THE REGULAR MEETING CONTINUED AFTER THE PUBLIC HEARING WAS CONCLUDED.

ZONING BOARD REFERRALS (Con't):

Ms. Dell again noted Mr. Totilo left the meeting and Mr. Perry would be voting on the next two items.

- 4. ZB APPLICATION #223-12 - LANDMARK SQUARE 1-6, LLC - 0 ATLANTIC STREET; 3 ATLANTIC STREET; 2 BROAD STREET; 4 BROAD STREET; 5 BROAD STREET & 101 BROAD STREET - Site & Architectural Plans and/or Requested Uses and a Special Permit:** Applicant is proposing the redevelopment of Landmark Square Building #3 including demolition of the existing 134,000 sq. ft. office building and replacing with 400 apartments, 420 parking spaces, residential amenities and 5,200 sq. ft. of retail space.

The proposed project is located in Master Plan Category #11 (Downtown). The Applicant is requesting Special Permit approval for a residential structure containing 10 or more units, to satisfy some or all of the BMR requirement through a fee-in-lieu payment, building area up to 100 percent of the site (existing is 94%, proposed is 95%), and to utilize the maximum premium height standard (nearby One Landmark is 290 ft., proposed is 320 ft., maximum is 350 ft.). The Applicant is also requesting Site and Architectural Plan and Requested Uses approval as part of the Large Scale Development Review.

Approval of this application is recommended as it is compatible with the neighborhood and consistent with the Master Plan. The proposal also supports the City's Housing Plan recommendations to increase use of the fee-in-lieu program for BMR units. Specifically, the proposal is aligned with Master Plan Category #11 that "is intended to provide for and protect an intensive, pedestrian-oriented mixed-use district" with a full array of uses serviced by mass transportation and integrated pedestrian access systems. The proposal supports the following Master Plan policies and strategies:

- Policy 3B: Growth Management
- Strategy 3C.3: Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford.
- Policy 5B: Make downtown a more pedestrian-friendly neighborhood
- Strategy 5D.3-c: Maximize the potential of public plazas and open spaces Downtown.
- Strategy 5E.1: Promote neighborhood revitalization.
- Policy 6B: Preserve Existing and Create New Affordable Housing.
- Policy 6C: Encourage Development of Mixed-Income Housing

Richard Redniss, Redniss & Mead, made a presentation and answered questions from the Board.

The Board had a lengthy discussion regarding affordable units on-site or paying a Fee-in-Lieu. The applicant has offered to pay an \$11M Fee-in-Lieu to go into the Affordable Housing Trust Fund instead of having 40 affordable units on-site. There was discussion of potential sites which require renovation where these funds could be used.

NOTE: Mr. Tepper dropped off the meeting due to internet issues and returned by calling Ms. Dell's cell phone and was put on speaker.

After considerable discussion, Mr. Tepper recommended **approval** of **ZB Application #223-12** with the recommendation the Zoning Board look into the Affordable Housing Trust Fund to determine how to best use the Fee-in-Lieu funds of \$11M and that this request is compatible with the neighborhood and consistent with the 2015 Master Plan; Mr. Perry seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Godzeno, Levin, Perry and Tepper).

5. ZB APPLICATION #222-37 - TR BROAD II, LLC & 122-124 BROAD STREET, LLC - 122-124, 128-134 & 136 BROAD STREET - Amended Application for a Special Permit: Applicant is proposing to amend the Special Permit application in two ways [1] to reduce the number of compact parking spaces from nineteen (19) to eleven (11) pursuant to Section 12.D.1(g) and [2] the provision of valet and tandem spaces at a rate greater than 20 percent pursuant to Section 12.D.1(c).

At the Planning Board's meeting on January 10, 2023, after considerable discussion, the Board recommended approval of ZB Application #222-37 by a vote of 4-0-1. Upon consultation with Transportation, Traffic and Parking Bureau (TTP), it was determined that the original plans contained 19 compact parking spaces that are no longer permitted under the current Zoning Regulations without a Special Permit. The Applicant has redesigned the parking levels of the original plans to reduce the number of compact spaces from nineteen (19) to eleven (11) spaces.

In addition, the Applicant would like to amend the Special Permit to remove utilization of 37 spaces in the Bedford Street Garage and provide all required parking on site by use of tandem and valet spaces. Section 12.D.1(c) permits greater than 20% of required parking to be valet or tandem spaces with the approval of a Special Permit. The Applicant is requesting 49% of spaces be valet or tandem. TTP is comfortable with this proposal under the condition that the Applicant conduct regular reporting on garage utilization.

Approval of this application amendment is recommended under the condition the Applicant comply with TTP comments. In addition, the proposal is aligned with the neighborhood, which could support a lifestyle with reduced car dependency, and Master Plan Category #11 (Downtown) and specifically, Master Plan Policy 4D: Enhance Parking Efficiency.

Michael Cacace, Cacace Tusch & Santagata, made a presentation and answered questions from the Board.

After a brief discussion, Mr. Levin recommended **approval** of **ZB Application #222-37 (Amended)** and that this request is compatible with the neighborhood and consistent with the 2015 Master Plan; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Perry and Tepper).

OLD BUSINESS:

None.

NEW BUSINESS:

Ms. Dell stated she met with Mayor Simmons and members of her staff, the Committee from the Board of Representatives and the two District Representatives and the Board of Finance to discuss the Glenbrook Community Center (GCC). At this point nothing has been determined and there will be additional meetings for discussion. The Board of Representatives would like to keep the GCC solely as a community Center with no housing. The Mayor feels it should be a combination of affordable housing and a community center. The only outcome was there would be continued meetings to figure out what should be done with this facility. Ms. Dell stated should would keep the Board advised of any developments.

Ms. Godzeno asked about any contribution from the Planning Board as it had been approved by the Board. (Note: The sale of the GCC at 35 Crescent Street came before the Board on April 12, 2022.)

Ms. Dell stated she did mention the Planning Board at the meeting. At that time, the Board had been told there was no viable interest in renovating the center and keeping it as a community center and that is what was presented. The Planning Board did request that 4,000 sq. ft. be kept as community space and there could then be housing and parking. That was what the Planning Board approved and also approved by the Board of Finance.

The community then came forward and said there were other entities interested in renovating the Center but no specific party had been identified.

Ms. Dell stated at the meeting the Planning Board would be amenable to having the GCC come back before the Board to hear any suggestions for consideration. The Board felt that it does not need to be only affordable housing but it would need to fall within the parameters of building height for the area. It would have to be someone who could renovate the building as the City would most likely not be able to fully fund any renovation as a community center due to the tight Capital Budget.

Ms. Godzeno asked if the Planning Board's prior approval has any expiration date. Ms. Dell stated she thinks the Mayor had pulled the project as it would not pass through the Board of Representatives and that may void the approvals from the Planning Board and Board of Finance. Ms. Dell said she would check with the Mayor's staff on that issue and report back to the Board.

Ms. Godzeno asked about policy review with regard to the issues of parking, affordable housing, etc.

Ms. Dell suggested that Mr. Blessing come to a future meeting to discuss some of these issues and answer questions from the Board.

Next regularly scheduled Planning Board meetings are:

- March 28, 2023 (Public Hearing - Master Plan Amendment #MP-442 - 91 Hope Street)
- April 11, 2023 (Regular Meeting)

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:43 p.m.

Respectfully Submitted
March 10, 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