

**STAMFORD PLANNING BOARD  
APPROVED MINUTES - TUESDAY, MARCH 28, 2023  
REGULAR MEETING & PUBLIC HEARING  
VIA THE INTERNET & CONFERENCE CALL  
Regular Meeting - 6:30 p.m. / Public Hearing - 7:00 p.m.**

**ZOOM WEBINAR  
Webinar ID: 841 6554 8738  
Passcode: 839886**

**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/84165548738>; **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 and Michael Buccino. Alternates: William Levin and Stephen Perry. Absent: Michael Totilo, Voting Member. Present for staff: 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:**

**March 7, 2023:** After a brief discussion, Mr. Tepper moved to recommend **approval** of the Planning Board Regular Meeting & Public Hearing Minutes of March 7, 2023; Mr. Perry seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Perry and Tepper). (Mr. Buccino was absent and was ineligible to vote.)

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

- 1. FIRE APPARATUS - PROJECT #C63005 - TOTAL REQUEST \$1,700,000.00:** For the purchase of two (2) fire engines (approximately \$850,000.00 each) before the expected increase in price of \$300,000.00 (\$150,000.00 each) in the new fiscal year and extended lead time of 24-36 months.

After a brief discussion, Mr. Tepper recommended approval of Fire Apparatus - Project #C63005 with a Total Request of \$1,700,000.00 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, Buccino, Godzeno, Perry and Tepper).

**2. STAMFORD HIGH ATHLETIC FIELDS - PROJECT #001327 - TOTAL REQUEST \$3,000,000.00:**

Creation of a new synthetic turf baseball field and new synthetic multipurpose soccer and lacrosse field facility across from the baseball field at Stamford High School. Facility shall include field, subsurface drainage and structure, synthetic turf and infill, inlays, walkways (with minimal walkway lighting), baseball backstop, fencing, water source for wetting the field and for drinking, dugouts, aluminum bleachers, scoreboard, retaining wall (northern side of field where rock outcrop is located), batting cages, bullpens, and a small storage shed for materials and equipment. Facility shall be ADA compliant. Project shall include the specifications necessary for the procurement of turf grooming equipment and training necessary for the Stamford Public School Crew to maintain the field(s). There are two (2) funding sources: DEEP - \$2,000,000.00 and Economic Development (State of Connecticut) - \$1,000,000.00.

Lou Casolo, Engineering Bureau Chief/City Engineer and Kevin McCarthy, Director of Facility Operations, Stamford Public Schools, made a presentation and answered questions from the Board.

The Board asked questions about newer types of artificial turf, specifically the use of recycled plastic fields. They also asked questions with regard to operating costs and any health effects of the turf fields on the athletes playing on them.

After a brief discussion, Mr. Buccino recommended approval of Stamford High Athletic Fields - Project #001327 with a Total Request 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. Levin seconded the motion and passed with eligible members present voting, 4-0-1 (In Favor - Dell, Buccino, Godzeno and Levin / Abstain - Tepper).

Ms. Dell announced that it was 7:00 p.m. and would begin the Public Hearing.

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

Ms. Dell suspended the Regular Meeting and opened the Public Hearing for Master Plan Amendment #MP-442 and read the application into the record.

**MASTER PLAN AMENDMENTS:**

**1. MASTER PLAN AMENDMENT #MP-442 - JOSEPH J. CAPALBO II - 91 HOPE STREET:**

Applicant is proposing to amend the City of Stamford 2015-2025 Master Plan changing the Master Plan designation of 91 Hope Street (Tax Assessor No. 002-6785) from Master Plan Category #2 (Residential - Low Density Single-Family) to Master Plan Category #3 (Residential - Low Density Multifamily).

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

*APPL. MP-442 Notice is hereby given the Planning Board of the City of Stamford, CT will conduct a Public Hearing on **Tuesday, March 28, 2023 at 7:00 p.m.** via phone and internet video conference to consider the application of Joseph J. Capalbo, II to amend the City of Stamford 2015-2025 Master Plan changing the Master Plan designation of 91 Hope Street (Tax Assessor No. 002-6785) from Master Plan Category #2 (Residential - Low Density Single-Family) to Master Plan Category #3 (Residential - Low Density Multifamily).*

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

*Dated at the City of Stamford this 17th day of March 2023.*

Ms. Dell announced the Public Hearing will be adjourned until the April 25, 2023 meeting. Ms. Dell explained that she and the Land Use Bureau staff had a discussion and made a request to the applicant to include a few additional items into the application.

Ms. Dell thanked Mr. Capalbo and the public for attending and closed the Public Hearing.

## ***REGULAR MEETING CONTINUED AFTER THE PUBLIC HEARING***

### **ZONING BOARD REFERRALS:**

Raymond Mazzeo, Redniss & Mead, made a presentation on both of the following applications and answered questions from the Board.

1. **ZB APPLICATION #223-13 - RAYMOND MAZZEO, 22 1st CORP. c/o REDNISS & MEAD - Text Change:** Applicant is proposing to amend Section 10.K (Expansion of Non-Conforming Buildings in C-B and C-WD Districts) by adding a new subsection permitting hotel additions in the C-B Zone, subject to certain conditions.

After a brief discussion, Mr. Tepper recommended **approval** of *ZB Application #223-13* 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, Buccino, Godzeno, Perry and Tepper).

2. **ZB APPLICATION #223-14 - ARMON HOTEL (STAMFORD HOSPITALITY, LP) - 2701 SUMMER STREET - Site & Architectural Plans and/or Requested Uses and a Special Permit:** Applicant is proposing the construction of a new prayer room with a green roof in the northeast corner of the site along with an enhanced landscape buffer to create screening for neighbors. The Special Permit application includes a request pursuant to Section 10.K to permit the building additions and a request pursuant to Section 12.D.1.d to permit up to 10% of the required spaces to be provided on an as-needed basis.

Zoning Board Applications #223-13 and #223-14 are interrelated. ZB Application #223-13 would allow for the expansion of non-conforming hotels in the C-B (Community Business) District subject to conditions limiting height, floor area, building coverage, use and requiring landscaping. The new regulation would be utilized in ZB Application #223-14 to permit construction of an addition to an existing hotel, in addition to requesting a reduction in on-site parking and site plan approval.

Several times per year, events at the Armon Hotel exceed building capacity and the hotel obtains permits for large tents to be erected. While necessary to serve the hotel clients, this practice is not ideal for the hotel or its neighbors in terms of comfort, noise and light. To help solve this recurring issue, the hotel is proposing to enclose much of the rear parking area (where the tents typically sit) with a 1-story building addition that would directly connect to the hotel's main floor. The Armon Hotel is the only hotel in the C-B District and hotels are no longer permitted as-of-right. Landscape screening would be added between the addition and the condominiums on Bedford Street. A green roof will be installed on the addition. 654 parking spaces will be maintained on site.

Approval of ZB Application #223-13 and ZB Application #223-14 is recommended. The subject property is located in Master Plan Category #7 (Commercial - Arterial). The project is aligned with the intentions of the category to provide for and protect business-oriented development along major arterial routes and to be mindful of community design considerations with regard to the residential neighbors. The project is well-suited for the neighborhood and supports the Master Plan regulatory control recommendation 9.1.A.8: Explore creating zoning incentives to encourage use of green and cool roofs.

After a brief discussion, Mr. Levin recommended **approval** of **ZB Application #223-14** and that this request is compatible with the neighborhood and consistent with Master Plan Category #7 (Commercial - Arterial); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Levin and Tepper).

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

1. **ZBA APPLICATION #009-23 - PIERRE-CHRISTIAN D. FRYE representing 85 MYRTLE AVENUE, LLC - 85 MYRTLE AVENUE - Variance of Table IV, Appendix B:** Applicant owns a three-story office and warehouse building and is proposing to construct a one-story addition of 508 sq. ft. to the existing structure for warehouse and storage. Applicant is requesting an allowance for the addition to be located 0 ft. 0 in. from the rear lot line in lieu of the 15 ft. required and 4 ft. from the right side lot line in lieu of the 0 ft. required.

The Applicant owns the adjoining parcels. Collectively, the parcels are used for Riley Automotive dealership(s). The Applicant is requesting an addition to the rear of one of the existing buildings. The addition would have the same rear yard setback (0 ft. 0 in.) as an adjacent and abutting building. Surrounding properties are of similar use and intensity.

The project is located in Master Plan Category #7 (Commercial - Arterial). Approval of this Application is recommended as it is aligned with the Master Plan intentions of this category to provide for and protect business-oriented development along major arterial routes. Further, the project is compatible with adjacent uses that are also auto-related.

After a brief discussion, Ms. Godzeno recommended **approval** of **ZBA Application #009-23** and that this request is compatible with the neighborhood and consistent with Master Plan Category #7 (Commercial - Arterial); Mr. Perry seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Perry and Tepper).

2. **ZBA APPLICATION #010-23 - MARIO P. MUSILLI, ESQ. representing ELAINE PARRUCCINI - 1124 SHIPPAN AVENUE - Variance of Table III, Appendix B:** Applicant owns a one-story single family dwelling consisting of 996 sq. ft. of living area fronting on Shippan Avenue along with a 342 sq. ft. detached garage along the easterly boundary line. Applicant is proposing to add a second story over the existing footprint of approximately 25 ft. x 40 ft. excluding an enclosed porch of approximately 200 sq. ft. Applicant is requesting the following variances: **(a)** allowance of a 19 ft. front line setback from Shippan Avenue in lieu of the 25 ft. required; **(b)** allowance of a 10 ft. front line setback from Iroquois Road in lieu of the 25 ft. required; and **(c)** allowance of a 3.5 ft. side yard setback from the northerly side yard property line in lieu of the 6 ft. required.

The existing single-family home was built in 1920 and has nonconforming front and side yards. In order for a second story addition to be constructed that is aligned with the existing footprint, the three (3) variances, noted above, are being requested. This request is compatible with the Shippan neighborhood that has a mix of one- and two-story homes and is consistent with Master Plan Category #3 (Residential - Low Density Multifamily) and the following specific Master Plan policies:

- Policy S1: Preserve and enhance Shippan neighborhood character and quality-of-life.
- Policy 6A: Maintain Residential Neighborhood Character.

After a brief discussion, Mr. Tepper recommended **approval** of **ZBA Application #010-23** and that this request is compatible with the neighborhood and consistent with Master Plan Category #3 (Residential - Low Density Multifamily); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Levin and Tepper).

**OLD BUSINESS:**

**Policy Review:** Ralph Blessing, Land Use Bureau Chief, will attend the April 11, 2023 meeting to discuss parking and affordable housing issues in follow-up to questions posed at the March 7, 2023 meeting.

Ms. Dell mentioned a Zoning Board application for a new cannabis dispensary to be located in the Bull's Head area will also be on the April 11, 2023 agenda. Ms. Dell asked everyone to plan a site visit once they receive the paperwork to get a sense of the area with all the changes occurring. Ms. Dell stated she felt there may be some public opinion on this application.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- April 11, 2023
- April 25, 2023

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:37 p.m.

Respectfully Submitted  
March 30, 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)