

**STAMFORD PLANNING BOARD  
APPROVED MINUTES - TUESDAY, MAY 9, 2023  
REGULAR MEETING  
VIA THE INTERNET & CONFERENCE CALL  
6:30 p.m.**

**ZOOM WEBINAR**

*Webinar ID: 854 5005 4796*

*Passcode: 878917*

**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/85450054796>; **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.

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:**

**April 25, 2023:** After a brief discussion, Mr. Totilo moved to recommend **approval** of the Planning Board Regular Meeting of April 11, 2023. Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Godzeno, Tepper and Totilo). (Mr. Buccino was ineligible to vote as he was absent at the April 25, 2023 meeting.)

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

Ms. Dell explained the amount indicated on the document received at the time of the posting of the agenda will be changed during the discussion as the requested amount was lowered and the changed amount will be what the Board will vote on.

1. **SOUTH SCHOOL PROJECT - PROJECT #001329 - TOTAL REQUEST \$165,750,000.00**  
**\$158,335,408.00:** Per the Long-Term Plan (LTP), funding request is for a new K-8 school across two (2) sites. The project is seeking up to 60% reimbursement from the State of Connecticut. The school will be developed across a split site submitted in two (2) applications to the Office

of School Construction Grants (OSCG&R). The first site is at 83 Lockwood Avenue (serving grades K-4) and the second site is at 19 Horton Street (serving grades 5-8). Upon completion of the 83 Lockwood Avenue site, students will vacate 19 Horton Street (formerly K.T. Murphy School) and move into 83 Lockwood Avenue. As identified in the LTP, these projects are seeking authorization for both sites in the same year to provide seamless sequenced construction and to ensure the school will be comprehensively designed and equitably interdependent. In addition, Toquam Elementary School is proposed to be demolished as part of the project, post occupancy of the South School. The requested amount is a ‘placeholder’ until the consultant preparing the grant application completes the cost estimate that is currently in process.

The City hired a consultant team to address the need for a school in the Cove and Shippan neighborhoods. The goal to find one site was unattainable, partly due to FEMA flood designations, and, thus, two sites were chosen. Together, the two future schools at 19 Horton Street and 83 Lockwood Avenue are called “South School.” Upon completion of construction of South School, Toquam Elementary School would be demolished. This project is aligned with the Stamford Schools Long-Term Facilities Plan.

Ms. Cohen made some brief comments and introduced Katherine LoBalbo, Director of School Construction. Ms. LoBalbo along with Lou Casolo, Engineering Bureau Chief/City Engineer, Kemp Morhardt, Architect, SLAM Collaborative and Dr. Tamu Lucero, Superintendent of Stamford Public Schools, made a presentation and answered questions from the Board.

After some discussion, Mr. Tepper recommended approval of the South School Project - Project #001329 with the adjusted Total Request of \$158,335,408.00 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, Buccino, Godzeno, Tepper and Totilo).

### **ZONING BOARD REFERRALS:**

- 1. ZB APPLICATION #223-19 - 22-24 DOLSEN, LLC - 24 DOLSEN PLACE - Site & Architectural Plans and/or Requested Uses, Special Permit and Application for Approval for Addition to the Stamford Cultural Resources Inventory (CRI):** Applicant is proposing improvements to the façade and reconfiguration of the interior to accommodate a third dwelling unit along with provision of associated parking pursuant to Section 7.3 Historic Preservation. The existing detached shed and the exterior staircase in the rear of the building are proposed to be removed.

The subject property is in Master Plan Category #4 (Residential - Medium Density Multifamily). The existing two-family home is in a state of disrepair, having been reconfigured and used as a rooming house over decades. The proposed historic rehabilitation would add one unit for a total of 3 units (pursuant to Section 7.3.C.4.a.2.a, a 26% bonus above base density), remove a first-floor deck in the rear yard, remove a shed, replace vinyl siding, windows and doors. Removal of the deck and shed will bring the property further to conformance with the Zoning Regulations. The Applicant is also requesting a Special Permit to modify the dimensions of parking spaces and circulation aisles to allow the driveway to accommodate up to 4 spaces and function as it does today. The property will be listed on the City’s Cultural Resources Inventory.

Approval of this application is recommended. The application fits within the context of the neighborhood and with Dolsen Place having significant historic character. The application also supports the Master Plan category that intends to provide for and protect medium-density multifamily developments. Specifically, the project supports the following Master Plan Policies and Strategies:

- Policy 6A: Maintain Residential Neighborhood Character.
- Strategy 6B.3: Encourage rehabilitation and sound management of small multifamily buildings.
- Strategy 6C.2: Promote development of a variety of housing types.
- Policy 6D: Preserve Historic Buildings and Districts.

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

After a brief discussion, Mr. Totilo recommended **approval** of **ZB Application #223-19** and that this request is compatible with the neighborhood and consistent with Master Plan Category #4 (Residential - Medium Density Multifamily); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

*ZB Application #223-20 would facilitate ZB Application #223-21 and as such, they will be presented together but voted on separately.*

- 2. ZB APPLICATION #223-20 - STAVROS AIVALIS - 589 BEDFORD STREET - Map Change:**  
Applicant is proposing to rezone 589 Bedford Street from the present R-H zoning district to the proposed MX-D zoning district.

This property is surrounded to the south, east and west by MX-D zoning. Applying the MX-D zoning district to allow for the redevelopment of a vacant lot downtown is directly aligned with the Master Plan. The vacant lot would be redeveloped with a mid-sized residential development, compliant with applicable zoning regulations. Such a land use change, from vacant to residential, is supportive of and would contribute to the vitality of the Downtown.

After a brief discussion, Ms. Godzeno recommended **approval** of **ZB Application #223-20** 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. ZB APPLICATION #223-21 - STAVROS AIVALIS - 589 BEDFORD STREET - Site & Architectural Plans and/or Requested Uses and a General Development Plan:** Applicant is proposing the construction of a four-story residential building consisting of 21 residential studio units, 19 on-site parking spaces and on-site amenities.

This property is located in Master Plan Category #11 (Downtown). The project is aligned with the neighborhood character, characterized by apartment buildings and neighborhood commercial services to the south and east. The project is also supportive of the Master Plan. Specifically, the project is aligned with the following Master Plan Strategies:

- Strategy 3A.7: Promote live/work arrangements.
- Strategy 5A.6: Promote infill development on vacant sites within the Downtown.
- Strategy 6C.2: Promote development of a variety of housing types.
- Strategy 5B.3: Encourage quality urban design that relates well to streets and people.
- Strategy 5B.5: Promote contextual commercial and residential development along Summer and Bedford Streets.

Ms. Cohen made some brief comments and introduced Steve Aivalis, Aivalis Architects & Developers. Mr. Aivalis made a presentation and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended **approval** of **ZB Application #223-21** with the recommendation of investigating the possibility of some landscape buffer between the new building and the existing historic home 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).

**OLD BUSINESS:**

Ms. Dell mentioned the Public Hearing for Master Plan Amendment #MP-442 will be on the agenda for the May 23, 2023 meeting. Ms. Dell stated the applicant has been asked to submit a Zoning map change but it still has not been received. If the requested documentation has not been received by the end of this week, the Public Hearing for 91 Hope Street may be postponed one more time.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- May 23, 2023 (Regular Meeting & Public Hearing - Master Plan Amendment #MP-442 - 91 Hope Street and Master Plan Amendment #MP-444 – 961 Long Ridge Road & 16 Wire Mill Road)
- June 13, 2023 (Regular Meeting)
- June 27, 2023 (Regular Meeting - Last meeting before July Hiatus)

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:00 p.m.

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