

**AGENDA**  
**STAMFORD PLANNING BOARD**  
**REGULAR MEETING & CAPITAL BUDGET**  
**VIA THE INTERNET & CONFERENCE CALL**  
**TUESDAY, OCTOBER 10, 2023**  
**6:30 P.M.**

**JOIN ZOOM WEBINAR**

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**Web & Phone Meeting Instructions:**

- If your computer/smartphone has a mic and speaker then:  
Type in, paste or click the following link: <https://us02web.zoom.us/j/83498530622>; **OR**
- If not, then **Call-in** using a **phone number, Meeting 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.
- 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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**PLANNING BOARD MEETING MINUTES:**

September 26, 2023

**REQUEST FOR AUTHORIZATION**  
**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

1. **CAPTIAL PROJECT CLOSEOUT RECOMMENDATION:** Pursuant to Stamford City Code Section 8-2, partial closeout of the following capital projects is being recommended:

Project No.	Project Name	Closeout Amount	Funding Source
CP6813	Stamford Urban Transitway Phase II - Off-Street Parking	\$279,062.62	Bond (City)
CP7660	Stamford Urban Transitway Phase II - Parking Area	\$888,399.68	Bond (City)

2. **CITYWIDE EQUIPMENT REPLACEMENT & UPGRADE - PROJECT #C65202 - TOTAL REQUEST**

**\$170,042.62:** Route optimization will allow the City to provide a data-driven transparent analysis of the efficiency and safety of our current sanitation routes. The project will allow us to access our current operations and identify methods to increase efficiency, safety, and appropriate staffing requirements per route. The ability to analyze route timing, identify safety concerns and develop predictive solutions to safety concerns immediately will only increase our ability to offer vital City services in the most cost-effective way as our City grows and changes over time.

3. **CITYWIDE VEHICLE REPLACEMENT & UPGRADE - PROJECT #C65200 - TOTAL REQUEST**

**\$109,020.00:** The City seeks to install GPS monitors into 370 City fleet vehicles to reduce operating expenses via route optimization, reduced fuel consumption, traffic avoidance technology, increased preventive maintenance compliance, increase driver safety behaviors, reduce engine idling, and reduce insurance costs up to 35% per vehicle.

4. **GOVERNMENT CENTER RENOVATIONS - PROJECT #CP3808 - TOTAL REQUEST \$888,399.68:**

This project consists of:

- **\$435,543.57:** Replacement and repair of the exterior concrete and masonry of the Government Center terrace and approaching sidewalks. The deterioration of the concrete and masonry has long resulted in injuries from tripping hazards and cavities that foster varmint infestations. Sidewalk and concrete improvements to the entrance of the Government Center with an emphasis on ADA compliance and increase in planting spaces will reduce the need for future concrete improvements along with increasing the green space within the Downtown area.
- **\$302,424.02:** To complete necessary improvements within the Government Center parking structure. A recent assessment determined that extensive concrete work is required to reduce the need to repair the crumbling concrete within the garage. Water intrusion has resulted in increased concrete decay on the ceilings causing increased hazards for pedestrians and vehicles in the structure. The facilities assessment for the parking structure estimates totaled over \$13M for complete restoration. It is believed these repairs will be the most important public safety repairs.
- **\$150,432.09:** Walk-in Permitting Center operations have resulted in an increase in customer services for constituents, exceptional cross discipline, and department collaboration, coupled with dedicated and allocated time and resources will only further result in the improvements of responsiveness and transparency across City construction services which collected approximately \$8M dollars last fiscal year and is currently trending towards \$10M this fiscal year. These funds will help remodel the Building Department lobby thus creating a dedicated space for all departments involved in construction permitting to continue to offer dedicated time and space that will be equipped with the necessary technology to provide constituents and commercial developers the opportunity to meet in a safe and appropriate space and to allow continued weekly dedicated walk-in service.

5. **STORM WATER PUMP STATIONS - PROJECT #CP5241 - TOTAL REQUEST \$3,642,938.00:**

The project will provide emergency power generators to power the pumps at the Cummings and Wampanaw Pump Stations should the utility electrical supply fail during a storm. Also, at the Cummings, Wampanaw and Dyke Lane Pump Stations, the pumps and electrical equipment, which are mainly original to the pump stations constructed over 50 years ago, will be replaced and upgraded to meet current building codes. Proposed improvements also include replacement of existing swing check valves with duckbill check valves, demolition of the existing sluice gate, separating the wet well and operating level, demolishing the existing sump pump and discharge piping, installing exterior access to the wet well, installing air release valves on discharge piping, replacing the existing rain gutter, and installing a permanent outdoor ladder at each station. Electrical improvements include removal and replacement of existing ceiling lights with LED low bay luminaries. In addition, the replacement of sensors and measuring devices and update the communications system.

6. **GROWING TOGETHER STAMFORD - PROJECT #001355 - TOTAL REQUEST \$1,000,000.00:** This project will establish trees in public right-of-way planting locations in disadvantaged downtown Stamford neighborhoods. Youth will receive training to facilitate the stewardship of these trees. The project will help Stamford reduce carbon emissions, mitigate heat islands, enhance public safety, improve mental health, and create other significant benefits.

#### **CAPITAL BUDGET PRESENTATIONS:**

1. Office of Public Safety, Health & Welfare - Louis DeRubeis, Director, Public Safety, Health & Welfare
2. Office of Public Safety, Health & Welfare - Short Term Financing: Capital: Louis DeRubeis
3. Emergency Communications Center - Joseph Gaudett, Director
4. Stamford Police - Department Wide: Timothy Shaw, Police Chief

#### **ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #223-37 - STAMFORD ZONING BOARD - Text Change:** Applicant is proposing Text Changes to Section 10 (Non-Conforming Uses). Currently, Section 10 does not clearly differentiate between **non-confirming uses** and **non-complying buildings**. The proposed Text Change would clarify that **Conformance** means that a use meets all the use regulations established under Zoning and that **Compliance** means that a building or structure meets all the bulk regulations (e.g., height, setback, density) established under Zoning. **Grandfathering**, therefore, would apply to both uses and buildings and means that a use or a building that was legal at some point may remain unless the use is discontinued or abandoned and/or the building is demolished.

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

1. **ZBA APPLICATION #034-23 - STEPHANIE MARK, RESIDENTIAL DESIGN SERVICES representing JAMES & NELLY SLOCUM - 2324 WASHINGTON BOULEVARD - Variances of Table III, Appendix B:** Applicant owns a multifamily dwelling and is proposing to construct a second story addition that encroaches into the front and side yards, a doorway overhang that encroaches into a front yard, and to reconstruct an existing deck that encroaches into a side yard. Applicant is requesting the following variances:
  - Front yard street line setback of 11.2 ft. in lieu of the 25 ft. required. (Second story addition).
  - Front yard street center setback of 41 ft. in lieu of the 50 ft. required (Second story addition).
  - Front yard street line setback of 9.3 ft. in lieu of the 25 ft. required (Overhang).
  - Front yard street center setback of 39.1 ft. in lieu of the 50 ft. required (Overhang).
  - Side yard setback of 7.5 ft. in lieu of the 10 ft. required (Second story addition).
  - Side yard setback of 0.0 ft. in lieu of the 10 ft. required (Reconstruction of existing second story deck).
  - Total building coverage of 49.66% in lieu of the 32% allowed (48.51% existing).
  - Total side yards of 11.2 ft. in lieu of the 20 ft. allowed (House).
  - Total side yards of 9.3 ft. in lieu of the 20 ft. allowed (Roof).

#### **OLD BUSINESS:**

None.

#### **NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- October 17, 2023 (Capital Budget)
- October 24, 2023 (Capital Budget)
- November 14, 2023 (Capital Budget)