

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

**JOIN ZOOM WEBINAR**  
**<https://us02web.zoom.us/j/85455423732>**

**Webinar ID: 854 5542 3732**  
**Passcode: 500102**

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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair (Left at 7:38 p.m.); and Michael Totilo. Alternates: William Levin and Stephen Perry. Absent: Jennifer Godzeno, Secretary & Michael Buccino, Voting Members. Present for staff: Lindsey Cohen, Associate Planner.

Also present as Capital Budget presenters (in order of appearance):

- William Klous, Fleet Manager
- Kevin Murray, Director of Parks & Recreation
- Lou Casolo, Engineering Bureau Chief/City Engineer
- Ralph Blessing, Land Use Bureau Chief
- Erin McKenna, Senior Planner, Land Use Bureau
- Scott Butch, Director of Facilities

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:**

**October 17, 2023:** After a brief discussion, Mr. Tepper moved to recommend *approval* of the Planning Board Regular Meeting Minutes of October 17, 2023; Mr. Perry seconded the motion, and passed unanimously with eligible members present voting, 3-0 (Dell, Perry and Tepper). (Mr. Levin and Mr. Totilo were ineligible to vote as they were absent at the October 17, 2023 meeting.)

Ms. Dell opened the Capital Budget presentations and welcomed Mary Fedeli, Board of Representatives, District #17 (Left at 7:00 p.m.) and announced Amiel Goldberg, Board of Representatives, District #13 would be absent.

Ms. Dell provided details on the procedures and deliberations for the Capital Budget process.

Ms. Dell introduced Anthony Romano, Management Analyst, Office of Policy & Management.

Mr. Romano introduced Mr. Klous to begin the presentations.

**CAPITAL BUDGET PRESENTATIONS:**

1. Operations: Short Term Financing: Capital - William Klous, Fleet Manager
2. Operations: Fleet Management - William Klous
3. Special Revenue: Terry Conner's Rink - Kevin Murray, Director of Parks & Recreation
4. Special Revenue: E. G. Brennan Golf Course - Kevin Murray

5. Special Revenue: Marina - Kevin Murray
6. Operations: Maintenance Parks - Kevin Murray
7. Operations: Engineering - Lou Casolo, Engineering Bureau Chief/City Engineer
8. Operations: Land Use - Ralph Blessing, Land Use Bureau Chief and Erin McKenna, Senior Planner
9. Operations: Maintenance Facilities - Scott Butch, Director of Facilities
10. Operations: Traffic & Road Maintenance - Thomas Turk, Operations Supervisor (**Note:** Mr. Turk was absent and the Board along with Mr. Romano discussed these submission items.)

All departments presented their submissions and answered questions from the Board.

Ms. Dell closed the Capital Budget portion of the meeting and thanked everyone for coming and making their presentations.

**Note:** Lou Casolo, Engineering Bureau Chief/City Engineer will return to the November 21, 2023 meeting as part of the Capital Budget Call-back.

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

1. **ZBA APPLICATION #038-23 - JEFFREY POVERO, POVERO & CO. representing PETER NAVARIO & TRAVIS JONES - 299 BAYBERRIE DRIVE - Variance of Table III, Appendix B:**  
Applicant owns an existing two-story single-family dwelling and is proposing to replace the existing entry porch (6 ft. 7 in. x 3 ft. 8 in.) with a new covered open entry porch (15 ft. 5¾ in. x 8 ft. 2½ in.) and construct a new eave extension over the stairs adjacent to the driveway (11 ft. 7 in. x 11 ft. 6 in.). Applicant is requesting the following variances:
  - Front Street Line Setback of 15.8 ft. in lieu of 34 ft. required. (Entry Porch)
  - Front Street Line Setback of 15.5 ft. in lieu of 32 ft. required. (Entry Porch Eave)
  - Front Street Center Setback of 40.8 ft. in lieu of 59 ft. required. (Entry Porch)
  - Front Street Center Setback of 40.5 ft. in lieu of 57 ft. required. (Entry Porch Eave)
  - Front Street Line Setback of 24.3 ft. in lieu of 34 ft. required. (Covered Porch)
  - Front Street Line Setback of 24 ft. in lieu of 32 ft. required. (Covered Porch Eave)
  - Front Street Center Setback of 49.3 ft. in lieu of 59 ft. required. (Covered Porch)
  - Front Street Center Setback of 49 ft. in lieu of 57 ft. required. (Covered Porch Eave)
  - Side yard Setback of 7.6 ft. in lieu of 8 ft. required. (Covered Porch Eave)

The property is in Master Plan Category #2 (Residential - Low Density Single-Family). The home is an existing non-compliant building since it encroaches into the front yard setback and thus any work on the front of the house requires a variance. The front entry porch modification appears to encroach into the front yard by an additional several feet than what is existing, and the width meets the width of the existing foyer. The covered porch eave on the side yard is a minimal encroachment being approximately one-half foot. Staff recommends approval of this application as it is a modest request, and the proposal is in general harmony with the intent of Master Plan Category #2 (Residential - Low Density Single-Family) that provides for and protects a suitable environment for single-family dwellings.

After a brief discussion, Mr. Levin recommended **approval** of **ZBA Application #038-23** and that this request is in general harmony with the intent of Master Plan Category #2 (Residential - Low Density Single-Family); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Levin, Perry and Totilo).

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- November 14, 2023 - Capital Budget
- November 21, 2023 - Regular Meeting & Capital Budget-Call-back
- November 28, 2023 - Regular Meeting & Public Hearing
- December 12, 2023 - Capital Budget Review

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:45 p.m.

Respectfully Submitted

October 25, 2023

Theresa Dell, Chair  
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)