

**STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, APRIL 6, 2021
VIA THE INTERNET & CONFERENCE CALL
6:30 P.M.**

JOIN ZOOM MEETING

<https://us02web.zoom.us/j/87472475819>

Meeting ID: 874 7247 5819

Passcode: 475506

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/87472475819>; **OR***
- *If not, then **Call-in** using the **phone number, Meeting ID & 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 and Jennifer Godzeno, Secretary. Alternates: Stephen Perry (Newly Appointed; not able to vote), William Levin and Claire Fishman. Absent: Michael Totilo, Voting Member and Michael Buccino, Voting Member. Present for staff: David W. Woods, PhD, FAICP, Deputy Director of Planning; Marty Levine, Special Assistant to the Mayor; Lou Casolo, Engineering Bureau Chief/City Engineer and Anthony Romano, Management Analyst, Office of Policy & Management.

Ms. Dell called the meeting to order at 6:30 p.m., introduced the members of the Board and staff present and introduced the first item on the agenda.

PLANNING BOARD MEETING MINUTES:

March 1, 2021 - Special Meeting (Tabled from March 9 & March 23, 2021 Meetings): As there was not a quorum of those present at the March 1, 2021 meeting, this item was **TABLED** to the April 27, 2021 meeting.

Ms. Dell made an announcement that Stephen Perry was joining the meeting as the newly appointed Alternate and welcomed him to the Planning Board. Ms. Dell stated Mr. Perry will not be able to vote as he has not yet been sworn in. Ms. Dell also announced that this will be Claire Fishman's last meeting and thanked Ms. Fishman for her years of service on the Planning Board.

Ms. Dell stated that the voting members tonight will be herself, Mr. Tepper, Ms. Godzeno, Ms. Fishman and Mr. Levin.

Ms. Dell called for a motion on the March 23, 2021 minutes.

March 23, 2021 - Regular Meeting: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of March 23, 2021; Mr. Levin seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin and Tepper).

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

Anthony Romano, Management Analyst, Office of Policy & Management, made a presentation on each of the Supplemental Capital Project Appropriation Requests below and was available to answer questions.

1. 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
CP8715	Mill River Phase 2 - East Side	\$500,000.00	Bonds

After a brief discussion, Mr. Tepper recommended approval of the Capital Project Closeout for Mill River Phase 2 - East Side - Project #CP8715 for a Total Amount of \$500,000.00 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter 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. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin and Tepper).

2. **MILL RIVER GREENWAY (TRESSER BOULEVARD to RICHMOND HILL AVENUE) - PROJECT #001231 - TOTAL REQUEST \$1,664,311.17 (\$500,000.00 from above Closeout added into this request amount):** Design, permitting and construction of approximately 650 linear feet of publically accessible riverwalk parkland along the eastern bank of the Mill River, between Tresser Boulevard and Richmond Hill Avenue.

After a brief discussion, Mr. Levin recommended approval of the Mill River Greenway (Tresser Boulevard to Richmond Hill Avenue) - Project #001231 with a Total Request of \$1,664,311.17 and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter 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, Fishman, Godzeno, Levin and Tepper).

PLANNING BOARD DISCUSSION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

Construction and/or renovation projects of a Pre-K facility at 83 Lockwood Avenue and Westhill High School at 125 Roxbury Road.

Lou Casolo, Engineering Bureau Chief/City Engineer made an extensive presentation specifically noting:

- There are two separate contracts with architectural firms for each property.
- The grant applications are due by June 30, 2021.
- The Pre-K facility would host approximately 600 children and this is a 3-story older facility with additions and modular classrooms of approximately 140,000 sq. ft. and design concepts are to have the Pre-K on the 1st floor or if necessary 1st and 2nd floors concentrating on egress safety.
- The challenges of renovating Westhill High School (approximately 400,000 sq. ft.) due to the current layout of the building and performing the work with the facility being occupied.

Mr. Casolo will be returning to the Planning Board in May with formal Capital Project Appropriation Requests.

Ms. Dell called for a motion for to “Walk-on” the District Office Lease for the Honorable James A. Himes.

Mr. Tepper made a motion to “Walk-on” the District Office Lease for the Honorable James A. Himes; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin and Tepper).

REQUEST FOR AUTHORIZATION:

DISTRICT OFFICE LEASE AMENDMENT for 117th CONGRESS - THE HONORABLE JAMES A. HIMES - 888 WASHINGTON BOULEVARD, 10th FLOOR: The Honorable James A. Himes is requesting an extended term of the District Office Lease. The rental space of 966 sq. ft. is located at the Government Center, 888 Washington Boulevard, 10th Floor, Stamford, Connecticut with a monthly rent of \$1,796.47. The term of the Lease Amendment will be from January 3, 2021 to January 2, 2023.

After a brief discussion, Mr. Tepper recommended approval of the District Office Lease Amendment for 117th Congress - The Honorable James A. Himes for rental space at 888 Washington Boulevard, Stamford, Connecticut and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter 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. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin and Tepper).

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #221-11 - CITY OF STAMFORD ZONING BOARD - Text Change:** Proposed Omnibus Text Change, Clean-up 2. The purpose of this Text Change is to correct inconsistencies between different sections of the Zoning Regulations including use and term definitions, add new definitions for clarity and amend Section 7.4.2.

Dr. Woods made a presentation highlighting the clean-up changes being proposed; specifically Item Nos. 8, 13, and 19 (as listed in the Omnibus Narrative).

After a lengthy discussion, Mr. Levin recommended **approval** of ***ZB Application #221-11*** of all the proposed amendments to the Zoning Regulations except for *Short Term Rental - Sentence #2* amending as follows:

Short-Term Rentals shall be permitted in all Zoning Districts where residential uses are permitted. ~~provided, however, that no Short Term Rentals shall be permitted in the RA-3, RA-2, RA-1, R-20, R-10, R-7½ or R-6 Zoning Districts, unless the Short Term Rental Operator resides in such Short Term Rental Property at all times when guests occupy such property and that this request is consistent with the 2015 Master Plan.~~

While the Planning Board feels short-term rentals should be discussed, the Board also feels the Zoning Board should give the entire application another very thorough review.

This request is consistent with the 2015 Master Plan; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin and Tepper).

OLD BUSINESS:

None.

NEW BUSINESS:

Dr. Woods spoke about the Affordable Housing Study which is a new study required by the State and the Affordable Housing Trust Fund Ordinance and the formation of a Steering Committee, which is internal and Ms. Dell has been asked to represent the Planning Board and a Citizen Advisory Committee. This Committee is a working group committee that meets in the evening. The Steering Committee and Dr. Woods is recommending Mr. Tepper and Ms. Godzeno to represent the Planning Board on the Citizen Advisory Committee. This Advisory Committee will also consist of two members from the Zoning Board, possibly David Stein, Chair and Roger Quick, Voting Member and representatives from the Board of Representatives, Board of Finance, Affordable Housing advocates, Affordable Housing Developers, and Market Rate Developers with BMR units. This Committee will help get at issues regarding the underserved areas in the community. Dr. Woods stated starting next month, meetings will start where all will be invited to attend. Dr. Wood also stated this will come before the Planning Board for final approval as per the City Charter.

Next regularly scheduled Planning Board meetings are:

- April 27, 2021 - Regular Meeting & Public Hearing - Master Plan Amendment #MP-441 (40 Signal Road)
- May 11, 2021 - Regular Meeting

Dr. Woods gave a brief description of the Master Plan Amendment scheduled for a Public Hearing on April 27, 2021.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:25 p.m.

Respectfully Submitted

April 8, 2021

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