

**STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, MAY 11, 2021
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
6:30 p.m.**

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/88379974205>

Meeting ID: 883 7997 4205
Passcode: 806408

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/88379974205>**; **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; Jennifer Godzeno, Secretary and Michael Buccino. Alternates: William Levin and Stephen Perry. Absent: Michael Totilo, Voting Member. Present for staff: David W. Woods, PhD, FAICP, Deputy Director of Planning; Mayor David Martin; Sandy Dennies, Director of Administration; Mark McGrath, Director of Operations; Cindy Grafstein, Special Assistant to the Mayor; Lou Casolo, Engineering Bureau Chief/City Engineer; Karen Cammarota, Grants Officer; Dr. Tamu Lucero, Superintendent of Schools; Erin McKenna, Associate Planner, Land Use Bureau and Anthony Romano, Management Analyst, Office of Policy.

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, April 6 & April 27, 2021 Meetings due to not having the right quorum): After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Special Meeting Minutes of March 1, 2021; Mr. Buccino seconded the motion, and passed unanimously with eligible members present voting, 3-0 (Dell, Buccino and Tepper). (Ms. Godzeno, Mr. Levin and Mr. Perry were ineligible to vote at they were absent at the March 1, 2021 Special Meeting.)

April 27, 2021 - Regular Meeting: After a brief discussion, Mr. Perry moved to recommend approval of the Planning Board Regular Meeting Minutes of April 27, 2021; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Perry and Tepper). (Mr. Buccino was ineligible to vote as he was absent at the April 27, 2021 meeting)

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

- 1. JOHN BOCCUZZI PARK @ SOUTHFIELD - PROJECT #CP8701 - TOTAL REQUEST \$1,064,300.42:** Boccuzzi Park Phase I includes utility connections to the future Harbor Education Center, relocate parking lot out of the floodplain, relocate entrance opposite Congress Street, driveway with turnaround, pathways, sidewalks, waterfront improvements, a dune environment adjacent to the water's edge, grading, drainage, lighting and landscaping.

Anthony Romano, Management Analyst, Office of Policy & Management; Lou Casolo, Engineering Bureau Chief/City Engineer and Erin McKenna, Associate Planner, Land Use Bureau provided details on this project and answered questions.

After a brief discussion, Mr. Buccino recommended approval of John Boccuzzi Park @ Southfield - Project #CP8701 - Total Request \$1,064,300.42 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 unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Levin and Tepper).

- 2. WEST BEACH BOAT RAMP REPLACEMENT - PROJECT #CP0123 - TOTAL REQUEST \$1,363,847.00:** The project includes replacement of the existing boat ramp, dredging, timber jetty repair, and parking lot improvements. The new boat ramp will have all-tide access (and therefore, all-tide emergency access), be wide enough to accommodate two (2) boats at once, and include an additional floating dock.

Anthony Romano, Management Analyst, Office of Policy & Management; Lou Casolo, Engineering Bureau Chief/City Engineer and Erin McKenna, Associate Planner, Land Use Bureau provided details on this project and answered questions.

After a brief discussion, Mr. Perry recommended approval of the West Beach Boat Ramp Replacement-Project #CP0123 - Total Request \$1,363,847.00 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. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Perry and Tepper).

Ms. Dell read both Board of Education projects into the record and introduced Mayor David Martin. Mayor Martin made a presentation giving update on the Mold Task Force and an overview of work being done at various schools focusing on the pre-K facility at 83 Lockwood Avenue and Westhill High School at 125 Roxbury Road.

Sandy Dennies, Director of Administration, and Dr. Tamu Lucero, Superintendent of Schools, made brief presentations on both projects.

Lou Casolo, Engineering Bureau Chief/City Engineer introduced the working group for each location and presentations were made as follows:

- Glen Gollenberg, Project Architect, The SLAM Collaborative - Stamford Early Childhood Education Center
- Jeff Elliot, Senior Project Designer, JCJ Architecture - Westhill High School

3. STAMFORD EARLY CHILDHOOD EDUCATION CENTER RENOVATION/REPLACEMENT - PROJECT #001233 - TOTAL REQUEST \$52,626,728.00: Construction and/or renovation of a pre-K facility at 83 Lockwood Avenue.

After Mayor Martin's presentation, questions to staff and the design team and considerable discussion, Mr. Tepper recommended approval of the "Finger Option" presented by The SLAM Collaborative for the Stamford Early Childhood Education Center - Project #001233 - Total Request \$52,626,728.00 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. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Levin and Tepper).

4. WESTHILL HIGH SCHOOL RENOVATION/REPLACEMENT - PROJECT #001232 - TOTAL REQUEST - \$261,038,536.00: Construction and/or renovation of Westhill High School at 125 Roxbury Road.

After Mayor Martin's presentation, questions to staff and the design team and considerable discussion, Mr. Perry recommended approval of replacement of Westhill High School - Project #001232 - Total Request \$261,038,536.00 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. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Perry and Tepper).

ZONING BOARD REFERRALS:

1. ZB APPLICATION #221-17 - LODATO PROPERTIES, LLC & HOPE STREET STORAGE, LLC - 523 & 535 HOPE STREET - Site & Architectural Plans and/or Requested uses and Special Permit: Applicant is proposing to develop a new three-story self-storage facility. Property is located within the M-G zoning district.

Nicholas Vitti, of Murtha Cullina LLP, representing the applicants (the Property Owner and Contract Purchaser), made a presentation and answered questions. Also present to answer questions was the Development Team of Ric Newman, Newman Realty Partners representing the Contract Purchaser; Stan Bonilla, Safeguard Self Storage; Leonard D'Andrea, D'Andrea Surveying & Engineering, PC; Chris McCallick, SGW Architecture; Michael Galante, Traffic Engineer, Hardesty & Hanover and Matt Popp, Landscape Architect, Environmental Solutions.

After a brief discussion, Mr. Buccino recommended **approval** of **ZB Application #221-17** with the recommendation the landscaping be enhanced with a park bench and more trees on the south side of the building and that this request is compatible with the neighborhood and consistent with Master Plan Category #7 (Commercial - Arterial); Mr. Tepper seconded the motion and passed with eligible members present voting, 4-0-1 (Dell, Buccino, Levin, and Tepper - In Favor / Godzeno - Abstained).

OLD BUSINESS:

Dr. Woods provided follow-up on Mr. Levin's question about the Zoning Board application for 1114 Hope Street and Dr. Woods stated that it did pass with conditions and the 17 units will be built.

Dr. Woods also provided follow-up on the Zoning Board application for Greyrock Place and Broad Street and Dr. Woods stated that we are comfortable with it as we are not sure what will happen across the street with Macy's and the mall. If that gets activated with the uses on street level and is deep enough, they can change that into retail uses and that becomes a viable use there. The City wants to focus the retail mostly on Bedford Street, Lower Summer Street and Atlantic Street. We are comfortable with that caveat. That is why we made them do the depth of the ground floor retail activity site.

Ms. Dell also stated that they asked the Zoning Board to look at the building using the parking structure next door for access parking as that had been a question of the Board if they were going to use the parking garage and if it would affect the City.

Dr. Woods stated the City is finishing a parking study. Indeed had leased 400 parking spaces in the Bell Street Garage and the lease is up and they will not be renewing the lease so those spaces could potentially be designated for other uses.

NEW BUSINESS:

Dr. Woods announced the Public Hearing for Signal Road needed to be postponed from the May 25, 2021 meeting. After some discussion, the Board decided to reschedule it to Tuesday, August 10, 2021.

Next regularly scheduled Planning Board meetings are:

- May 25, 2021 - Regular Meeting
- June 8, 2021 - Regular Meeting

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:11 p.m.

Respectfully Submitted

May 14, 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