

**AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, SEPTEMBER 8, 2020**

6:30 p.m.

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/81288466430>

Meeting ID: 812 8846 6430
Passcode: 260352

ONE TAP MOBILE
+13126266799,,81288466430#,,,,,0#,,260352# US (Chicago)
+19292056099,,81288466430#,,,,,0#,,260352# US (New York)

DIAL BY LOCATION
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Germantown)

Meeting ID: 812 8846 6430
Passcode: 260352

Find your local number: <https://us02web.zoom.us/j/81288466430>

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/81288466430>; **OR**
- If not, then **Call-in** using the **phone number & password** 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.

PLANNING BOARD MEETING MINUTES:
August 25, 2020

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

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

Project #	Project Name	Closeout Amt	Funding Source
C65201	Citywide Technology Replacement & Upgrade	\$1,200,000.00	City Bonds
C65201	Citywide Technology Replacement & Upgrade	\$800,000.00	CNR
TOTAL		\$2,000,000.00	

2. **ERP IMPLEMENTATION - PROJECT #001219 - TOTAL AMOUNT OF \$2,000,000.00:** Provide an enterprise solution to streamline and optimize both general operations (e.g., financials, reporting and system integration) and those specific to agencies (e.g., procurement, regulatory compliance, grants, etc.)
3. **SUMMER STREET CORRIDOR ACCIDENT REDUCTION PROGRAM - PROJECT #CP8702 - TOTAL AMOUNT OF \$667,536.00:** The Traffic Engineering Department applied for, and was approved for, a grant to reduce crashes on a high density crash corridor. As the design work progressed, CTDOT was impressed with the quality of work and agreed to fund improvements that increased the grant from \$700,000.00 to \$1.4M. All City appropriations to secure the grant have already been authorized. No additional City funds are needed. This request is solely to increase the state funded portion.

ZONING BOARD REFERRALS (Tabled from July 21 & August 11, 2020):

NOTE: *ZB Application #220-26 & #220-27 Represent the Eastern Properties.*

1. **ZB APPLICATION #220-26 - WOODLAND PACIFIC, LLC & WALTER WHEELER DRIVE SPE, LLC - 707 PACIFIC STREET and 29, 39 & 41 WOODLAND AVENUE - Zoning Map Change:** Applicants are proposing to change the Zoning District for approximately four (4) acres of property comprising Harbor Point Planned Community Master Units C2 & SD #1 - 707 Pacific Street and 29, 39 & 41 Woodland Avenue from M-G, RM-F, C-B & SRD-S Zoning Districts to the R-HD Zoning District.
2. **ZB APPLICATION #220-27 - WOODLAND PACIFIC, LLC; WALTER WHEELER DRIVE SPE, LLC & THE STRAND/BRC GROUP, LLC - 707 PACIFIC STREET and 29, 39 & 41 WOODLAND AVENUE - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:** Applicants are requesting Site & Architectural Plans and/or Requested Uses and Coastal Site Plan Review approval for a development within the proposed RH-D Zoning District comprising 540 apartments including 54 onsite Below Market Rate (BMR) units, 690 parking spaces in a structured garage and associated landscaping and improvements. The applicants also seek a Special Permit pursuant to Subsections 4.D.15.e, 12.D.1.c & 4.D.15.m.4.c. The site comprises Harbor Point Planned Community Master Units C2 & SD #1 - 707 Pacific Street and 29, 39, & 41 Woodland Avenue.

NOTE: *ZB Application #220-28; #220-29 & #220-30 Represent the Western Properties.*

3. **ZB APPLICATION #220-28 - WALTER WHEELER DRIVE SPE, LLC - 796 ATLANTIC STREET and 17, 21, 23, 25, 29 & 39 WOODLAND AVENUE - Text Change:** Applicant is

proposing to amend Article II, Section 9.J.2.a to change the references to the Master Plan within the “Purpose” Subsection for the South End Redevelopment District - South (SRD-S).

4. **ZB APPLICATION #220-29 - WOODLAND PACIFIC, LLC; WALTER WHEELER DRIVE SPE, LLC & THE STRAND/BRC GROUP, LLC - 796 ATLANTIC STREET and 17, 21, 23, 25, 29 & 39 WOODLAND AVENUE - Zoning Map Change:** Applicants are proposing to amend the Zoning Map for approximately three (3) acres of property from RM-F and M-G to SRD-S. The subject property comprises properties including Harbor Point Planned Community Master Units C-1 & SDU #1 - 5-9 Woodland Avenue, 796 Atlantic Street and 17, 21, 23, 25, 29 & 39 Woodland Avenue.

5. **ZB APPLICATION #220-30 - WOODLAND PACIFIC, LLC; WALTER WHEELER DRIVE SPE, LLC & THE STRAND BRC GROUP, LLC - 796 ATLANTIC STREET and 17, 21, 23, 25, 29 & 39 WOODLAND AVENUE - General Development Plan and Coastal Site Plan Review:** Applicants are requesting to amend the Harbor Point General Development Plan and Coastal Area Management Plan to facilitate the future development of Block C2 within the Harbor Point GDP.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

September 29, 2020 - Public Hearing (Master Plan Amendments #MP-437 & #MP-438)

October 6, 2020 - Regular Meeting

October 13, 2020 - Capital Budget