

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

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

**Meeting ID: 812 8846 6430
Passcode: 260352**

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.*
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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Jennifer Godzeno, Secretary; Michael Buccino and Michael Totilo. Alternates: Claire Fishman and William Levin. Present for staff: Ralph Blessing, Land Use Bureau Chief; David W. Woods, PhD, FAICP, Deputy Director of Planning and Anthony Romano, Management Analyst, Office of Policy & Management.

Ms. Dell called the meeting to order at 6:36 p.m. and introduced the members of the Board and staff present.

Ms. Dell introduced the first item on the agenda.

PLANNING BOARD MEETING MINUTES:

August 25, 2020: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of August 25, 2020; Mr. Buccino seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

Mr. Romano made brief presentation each of the Capital Project Closeouts and Supplemental requests and answered questions from the Board.

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	

After a brief discussion, Ms. Godzeno recommended approval of the Capital Project Closeout Recommendations for a Total Amount of \$2,000,000.00 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. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

2. **ERP (ENTERPRISE RESOURCE PLANNING) 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.)

After a brief discussion, Mr. Totilo recommended approval of the ERP Implementation - Project #001219 for a Total Amount of \$2,000,000.00 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, Tepper and Totilo).

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.

After a brief discussion, Ms. Godzeno recommended approval of the Summer Street Corridor Accident Reduction Program - Project #CP8702 for a Total Amount of \$667,536.00 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. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

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

Ms. Dell read into the record the five (5) Zoning Board applications related to the B&S Carting site as follows:

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.
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.

Ms. Dell also stated for the record the Planning Board had received letters/emails both in favor of and in opposition to these applications which will be included with the meeting minutes and had also received “Requests to Speak” from several residents who will be allowed to make brief comments.

Ms. Dell asked Dr. Woods if he wanted to make any comments to start and he deferred to speak after the applicant made their presentation.

Ms. Dell then introduced Lisa Feinberg, of Carmody Torrance Sandak Hennessey, LLP; representing the applicants, which Ms. Feinberg explained are all entities of Building and Land Technologies (BLT). Ms. Feinberg stated Mr. Ted Ferrarone, Co-President & COO, BLT, was in attendance.

Ms. Feinberg introduced her team of William Hennessey, of Carmody Torrance Sandak Hennessey, LLP; Victor Mirontschuk, EDI Architects and Michael LaFlash & Rob Moss, of Heritage Consulting Group. Ms. Feinberg and Mr. LaFlash made presentations and answered questions from the Board.

After the presentation by Ms. Feinberg and Mr. LaFlash, Ms. Dell asked Dr. Woods if there were any remarks he would like to make. Dr. Woods took the opportunity to remind the Board of the responsibility of the Board to prepare, adopt and amend the Master Plan every 10 years and as conditions arise, to amend the Master Plan.

Dr. Woods explained the history of this site and how the previous Master Plan identified the waste treatment plant as a site to be moved out of the center of the South End and to build housing on the parcel. During the discussion for the approval of the 2015 Master Plan the Planning Board had spent a considerable amount of time discussing the best strategies in which heavy industrial uses in the South End could be motivated to move. The Planning Board originally was thinking about putting Master Plan Category #5 (Residential - High Density Multifamily) on the B&S Carting site but it became clear that by doing so would affectively increase what the developer would require to sell the parcel. To avoid that, the Planning Board, as a place holder, put the site in Master Plan Category #4 (Residential - Medium Density Multifamily) instead of Master Plan Category #5 or Category #9 (Urban Mixed-Use). The Planning Board also recently amended the North End at a Public Hearing held earlier this year to add Master Plan Category #16 (Transit-Oriented Development District).

The question was also raised about the Board of Representatives still trying to appeal the court decision on this site. Ralph Blessing, Land Use Bureau Chief, pointed out the Law Department's legal opinion stated the Planning Board should process these applications as if this was not in litigation.

Ms. Dell asked the Board if there were any comments.

Mr. Totilo stated he thought this plan was a great improvement over the past plans presented but asked about street improvements to Woodland Avenue.

Ms. Feinberg responded they are still working with the City on the scope of those improvements but is in the plan.

Mr. Tepper agreed with Mr. Totilo that there should be a stipulation BLT improve the streets.

Mr. Levin stated he did not have any comments.

Ms. Fishman commented the Shadow Effect was a big improvement.

Mr. Buccino stated he felt a Traffic Study should have been completed but liked the bike paths and pedestrian-friendly roads. Mr. Buccino also felt that the number of residents walking to Metro North was inaccurate. Mr. Buccino also agreed with Mr. Totilo about the road repair.

Ms. Godzeno stated being in favor of the potential of a Transit-Oriented district but due to the current pandemic there is an increase in the number of people moving out of big cities into mid-size cities like Stamford, which will add more units to the tight housing supply.

Mr. Dell made comments directed to the Zoning Board and the disappointment that they did not take the Planning Board's recommendations from the meeting in January when these applications were initially discussed. An extension of time had been asked for so the Planning Board could make sure the Zoning Board understood the recommendations of moving from Categories #5, #9 and #16. The Planning Board wanted to see a lowering of the building height but the Zoning Board unanimously agreed not to lower the building height. Ms. Dell felt the 25-story building should have been scaled down to 20-stories to be more neighborhood friendly.

Ms. Dell also stated she agreed a Traffic Study should have been done due to the large number of cars that could come into the area with the construction of a 690-space garage. Ms. Dell also made note of comments from some South End residents with regards to parking and requested some of the spaces in the garage be available to residents as it seems there will not be much street parking.

Mr. Hennessey stated there was a Traffic Study prepared and submitted in connection with the 540-units to Traffic Engineering and they were happy with that report. There was a recommendation for a Traffic Study on the Western Portion (the 175 units). In a meeting with Traffic Engineering it was explained that the reason those units were not included in the new study was because they were already in the background volumes. That portion of the plan had already been approved in 2006-2007. To add those units again would have given a false reading. When this was discussed with Traffic Engineering and Dr. Woods, it was asked when coming back with the final plan for the 175-unit building it would be expected to show an Operations Plan of how that traffic works.

Mr. Buccino clarified that his comments were not just on the 540-unit building but a full comprehensive study before any of these buildings are constructed.

Mr. Blessing stated a Traffic Study was completed during the South End Neighborhood Study to determine if the area can handle increased traffic. It was determined the South End and train station area could accommodate the traffic but was felt a more detailed study should be conducted around the train station since this is where most of the activity will take place. This is why as part of the approval for the Charter Building, the City asked BLT to provide \$250,000.00 for a more extensive Traffic Study of the critical areas, i.e., the northern edge of the South End, the station area and the linkage to Downtown.

Ms. Dell requested Mr. Blessing to briefly discuss the specifics of the new RH-D zoning category, which he did and how it related to this being the first proposal to request the use of the RH-D zoning designation.

Mr. Blessing also noted the Zoning Board did take the Planning Board's recommendations into serious consideration with regard to the 20 vs. 25 story building. The Zoning Board had an extensive discussion on this topic. The Zoning Board did make a change in Master Plan Category #9 outside of the South End and in Downtown that the building height would be limited to 20 stories. The Zoning Board did make an allowance for 25-story buildings but only in certain defined areas, which is the South End.

Mr. Tepper commented in terms of the traffic studies in different parts of the City, it should be coordinated more and how all the studied areas interact with each other.

Dr. Woods added he agreed and future studies planned will include the connection with buildings in the South End, Harbor Point, Yale & Town and will include the train station and Downtown and to increase that connectivity.

Ms. Dell commented on the building height recommendation to the Zoning Board and explained that the Master Plan says building height should be neighborhood friendly. On the waterside buildings could have the height and that is not a problem but when you move into the neighborhoods and into the historic parts of the neighborhood, buildings should be scaled down. Ms. Dell stated she was surprised the Zoning Board said this section of Category #9 in the B&S Carting development could go to 25 stories and thought they would be more consistent and have the height come down. When you stand at the B&S site and look up to the water you see the height and see it coming down and now on this site it goes back up to 25-stories. That is why it was felt the Zoning Board did not take into account where the Planning Board was coming from. The Planning Board was coming from more of a Master Plan category being neighborhood friendly and compatible with what is already there. There is a 12-15 story building across the street on Walter Wheeler Drive and now on the other side of the street will be a 25-story building and then the next

25-story building, if going back to the water, is about 3 blocks up, almost to the water. The Planning Board did decide to keep Category #9 on this site but felt it should be all Category #5. They felt it could be Category #9 and that is when we came up with the distinction of having this section of Category #5 only going to 20 stories or 225 ft. That is why it was felt the Zoning Board did not realize where the Planning Board was coming from in this district.

Mr. Blessing stated that a very important point was highlighted and the miscommunication comes from the fact that there is a difference between the Master Plan perspective and the Zoning perspective. The Zoning Board looked at building heights further down on Pacific Street where there are 15-story buildings right from the street line. That is the situation the Zoning Board was trying to avoid where you have low buildings on one side of the street and on the other side goes up 15 stories. The approach was to force the buildings to step back. There are the 7-story buildings on the one side of Pacific Street and have the tower slowly growing toward the full height of 25 stories away from Pacific Street. The Zoning Board also considered the floor area allowable for the zoning. There are a few factors that limit floor area and one of the considerations was to have the towers separated by a certain amount of footage. Mr. Blessing explained that the Zoning Board did try to accommodate the Planning Board's recommendations in other areas of Category #9.

Mr. Dell asked Ms. Feinberg if the ground floor will still be neighborhood commercial?

Ms. Feinberg stated the building will be 100% retail. That was one of the changes made in reaction to feedback from South End residents. They wanted people on the street along Pacific Street.

Ms. Dell asked about the configuration of the building with regard to studios and number of bedrooms.

Ms. Feinberg said the plan calls for 27 studios, 370 one-bedrooms, 134 two-bedrooms and 9 three-bedrooms.

Ms. Dell was concerned about the large amount of one-bedroom units and requested changing the configuration by adding more two- and three-bedrooms to make it more accessible for families and neighborhood friendly.

Ms. Feinberg explained she was not part of the internal discussions on the unit mix but these numbers come from market demand and they sometimes change the unit mix once closer to construction. They do track the demand very closely and if the demand is there the unit mix will be revised.

Ms. Dell felt that the 370 one-bedrooms would attract singles and couples and would not attract families. Ms. Dell stated she may ask Dr. Woods to add that as a condition to the Zoning Board to decrease the number of one-bedrooms and increase the number of two- & three-bedrooms.

Ms. Godzeno commented the smaller units may be attractive to empty nesters, couples who do not have children or have an infant where a one-bedroom would be fine.

Ms. Dell stated she agreed but felt that 370 one-bedroom units is a bit excessive.

At this point, Ms. Dell called for those who submitted "Requests to Speak" as follows (Speakers' comments submitted):

- Mr. Carmine Tomas, South End Resident & Business Owner
- Mr. Peter Quigley, South End Resident & Business Owner
- Mr. Robert Katchko, Resident & Business Owner

- Ms. Sue Halpern, Vice President South End NRZ
- Ms. Elizabeth McCauley, South End Resident

Ms. Dell asked Dr. Woods to give an explanation of the history and why this parcel was placed in Master Plan Category #4.

Ms. Dell continued with the public speakers.

- Mr. Cortney Davis, General Manager of Half Full Brewery
- Ms. Sheila Barney, South End Property Owner

Ms. Dell asked for final comments from the applicant.

Ms. Feinberg and Mr. Hennessey made final comments.

Ms. Dell asked the Board for final comments.

Mr. Totilo stated he realizes this a very contentious issue for the residents of the South End and there have been issues with industry in the area but feels the South End is the #1 area of major growth over the last few years due to neighborhood friendly development, becoming a waterfront destination and is pedestrian friendly. Mr. Totilo agrees this plan is a much better use for the B&S Carting site.

Mr. Levin and Mr. Tepper had no further comments.

Ms. Fishman stating being very impressed with the residents who spoke and how well they expressed themselves and felt it make the Planning Board's job easier when they are heard from.

Ms. Godzeno had no further comments.

Mr. Buccino reiterated the need for a comprehensive Traffic Study.

Ms. Dell spoke to the Board of Representatives law suit on Master Plan Amendment #MP-432 & #MP-433. Ms. Dell stated the applications must be considered as presented aside from the law suit.

Ms. Dell began the Planning Board discussions and vote. Each application was voted on separately.

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.

After a brief discussion, Mr. Totilo recommended **approval** of **ZB Application #220-26** and that this request is compatible with the neighborhood and consistent with Master Plan Category #5 (Residential High-Density Multifamily) and #9 (Urban Mixed-Use) and the South End Neighborhood Study; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

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.

After considerable discussion, Mr. Tepper recommended **approval** of *ZB Application #220-27* with the following recommendations:

- a. The Zoning Board reconsider the height of the 275 ft. tower to make sure it is consistent with the Zoning Regulations and with the Master Plan, is it neighborhood friendly and does it fit with the scaled down version of what the Planning Board was hoping for from the waterfront down to the historic neighborhood, as well as reconfigure the unit sizes to include more two-bedroom units;
- b. The Applicant be required to pay for installing curbs, gutters, road repair and streetscape after construction is finished on all streets abutting the 540-unit project (Walter Wheeler Drive, Pacific Street and especially Woodland Avenue) to acceptable City standards;
- c. The Zoning Board should require the Applicant to submit a Parking Management Plan, which includes maximizing available parking, as well as other potential solutions for neighborhood residential street parking.
- d. Parking garage exhaust should be directed away from adjacent residential properties as this has been a problem.

The Board found this request to be compatible with the neighborhood and consistent with Master Plan Category #5 (Residential High-Density Multifamily) and #9 (Urban Mixed-Use) and the South End Neighborhood Study; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

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).

After a brief discussion, Mr. Totilo recommended **approval** of *ZB Application #220-28* and that this request is compatible with the neighborhood and consistent with Master Plan Category #5 (Residential High-Density Multifamily) and #9 (Urban Mixed-Use) and the South End Neighborhood Study; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

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.

After a brief discussion, Mr. Tepper recommended **approval** of **ZB Application #220-29** and that this request is compatible with the neighborhood and consistent with Master Plan Category #5 (Residential High-Density Multifamily) and #9 (Urban Mixed-Use) and the South End Neighborhood Study; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

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.

After a brief discussion, Mr. Totilo recommended **approval** of **ZB Application #220-29** and that this request is compatible with the neighborhood and consistent with Master Plan Category #5 (Residential High-Density Multifamily) and #9 (Urban Mixed-Use) and the South End Neighborhood Study; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

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 (Meeting to start at 6:00 p.m.)

Ms. Dell noted that herself, Dr. Woods, Tony Romano, Jay Fountain and Sandy Dennies will be meeting with the Mayor on Tuesday, September 15, 2020 to go over the Capital Budget and the Safe Debt Limit. There will still be \$5 to \$10M for mold remediation and hope for a \$30-\$35M Safe Debt Limit so the \$10M for mold remediation will not be included in the actual \$25M for Capital Budget.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:35 p.m.

Respectfully Submitted,

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