

STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, OCTOBER 23, 2018
CAPITAL BUDGET & REGULAR MEETING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT
6:15 p.m. - Regular Meeting / 7:00 p.m. - Capital Budget

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jennifer Godzeno, Secretary (arrived at 6:30 p.m.); Michael Buccino (arrived at 6:40 p.m.) and Michael Totilo. Alternates: William Levin and Roger Quick; Lindsay Miller, Board of Representatives - District 7 (arrived at 7:00 p.m.). Present for the Zoning Board Referrals: Mr. William Hennessey, attorney & Partner with Carmody Sandak Torrance Hennessey and Amy Souchuns, attorney with Hurwitz, Sagarin, Slossberg & Knuff, LLC. Absent: Jay Tepper, Vice Chair & Voting Member and Claire Fishman, Alternate. Present for staff: David W. Woods, PhD, AICP, Deputy Director of Planning.

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

- Dan Colleluori, Supervisor of Solid Waste & Recycling
- Thomas Turk, Operations Supervisor
- Tyler Theder, Regulatory Compliance & Administrative Officer
- Michael Scacco, Fleet Manager
- Ralph Blessing, Land Use Bureau Chief
- Lou Casolo, Engineering Bureau Chief/City Engineer
- Kevin Murray, Operations Manager Parks & Facilities
- Michael Sullivan, Superintendent of Greens

Ms. Dell called the meeting to order at 6:15 p.m. and explained that the time change for tonight's meeting was a last minute decision due to the Board of Representatives Operations meeting taking place simultaneously with the Planning Board meeting and not everyone was able to attend early. Ms. Dell introduced the members of the Board and staff present.

Ms. Dell called for a motion to bring forward two of the Capital Budget presentations so that the presenters could attend the Board of Representatives Operations meeting. Mr. Totilo made a motion to bring forward Capital Budget Presentation Nos. 1 & 2 as the first items on the agenda; Mr. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Quick and Totilo).

CAPITAL BUDGET PRESENTATIONS:

1. Office of Operations: Solid Waste - Dan Colleluori, Supervisor of Solid Waste & Recycling.
2. Office of Operations:
 - Traffic & Road Maintenance - Thomas Turk, Operations Supervisor
 - Stormwater Management - Thomas Turk

Ms. Dell called for a motion to bring forward ZB Application #218-49. Ms. Godzeno made a motion to bring forward ZB Application #218-49; seconded by Mr. Totilo and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Quick and Totilo).

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #218-49 - WILLIAM J. HENNESSEY, JR. - 707 SUMMER STREET -**
Text Change: Applicant is seeking to amend Section 7.6-D-1-c and Section 13-H-1. The proposed Text Amendment is to permit “blade” type signs on limited developments in the CC-N and CC-S zoning districts. Application for Text Change of Zoning Regulations to Section 13-H of the Sign Regulations related to blade signs for large scale development projects in the CC-N and CC-S zones and subject to Section 7.5 Special Exception approval. Mr. William Hennessey, attorney with Carmody Sandak Torrance Hennessey representing the applicant, made a presentation and answered questions from the Board. After a brief discussion, Mr. Quick recommended *approval* of **ZB Application #218-49** with the recommendation the Zoning Board require the applicant to limit the number of hours the sign will be lit. This request is compatible with the neighborhood and consistent with Master Plan Category #11 (Downtown). Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Levin, Quick and Totilo).

Ms. Dell resumed the Capital Budget presentations and called Mr. Scacco forward to present for Fleet Management.

CAPITAL BUDGET PRESENTATIONS (Con't):

Office of Operations (Laura Burwick & Cindy Grafstein, Special Assistants to the Mayor)

3. Fleet Management - Michael Scacco, Fleet Manager
4. Short Term Financing:
 - Vehicles - Michael Scacco
 - Equipment - Michael Scacco

Ms. Dell announced that the applicant for ZB Application #218-44 had arrived and returned the meeting to the Zoning Board Referrals. Ms. Dell called Ms. Amy Souchuns, attorney with Hurwitz, Sagarin, Slossberg, & Knuff, LLC representing the applicant, to come forward.

ZONING BOARD REFERRALS (Con't):

2. **ZB APPLICATION #218-44 - UB HIGH RIDGE SPE, LLC - 1101 HIGH RIDGE ROAD -**
Text Change: Applicant is seeking to amend: (1) Article II, Section A.2 [Definition] by adding a new Definition 13.1: “Boutique Fitness Studio” and (2) Appendix A by adding “Boutique Fitness Studio” Application of UB High Ridge SPE LLC for text amendments to the Stamford Zoning Regulations to (i) adopt a “boutique fitness studio” definition in Article II, § 2.A.13.1 and (ii) allow the “boutique fitness studio” use in the C-N, C-G, CC-N, C-I, CC-S, M-L & M-G zones. The proposed definition is as follows: Boutique Fitness Studio: a gymnasium or other physical cultural establishment focusing on individual and/or group exercise, and occupying not more than 3,500 square feet in a building or portion of a building. Ms. Souchuns made a presentation to the Board and answered questions. After a brief discussion, Mr. Levin recommended *approval* of **ZB Application #218-44** and that this request is compatible with the neighborhood and consistent with Master Plan Category #7 (Commercial - Arterial); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Levin, and Totilo).

Ms. Dell continued on with the Capital Budget presentations and called Mr. Blessing forward to present for the Land Use Bureau.

CAPITAL BUDGET PRESENTATIONS (Con't):

5. Office of Operations: Land Use Bureau - Ralph Blessing, Land Use Bureau Chief
6. Office of Operations: Engineering - Lou Casolo, Engineering Bureau Chief/City Engineer
7. Office of Operations:
 - Maintenance Parks - Kevin Murray, Operations Manager Parks & Facilities
 - Maintenance Facilities - Kevin Murray
8. Special Revenue: Marina Fund - Kevin Murray
9. Special Revenue: E.G. Brennan Golf Course - Michael Sullivan, Superintendent of Greens

PLANNING BOARD MEETING MINUTES:

10/16/18: Tabled until the October 30, 2018 meeting.

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meeting is:

October 30, 2018 - ***6TH FLOOR SAFETY TRAINING ROOM***

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:50 p.m.

Respectfully Submitted,

Jennifer Godzeno, Secretary
Stamford Planning Board

NOTE: These proceedings were recorded on video and audio tape and are available for review in the Land Use Bureau located on the 7th Floor of the Government Center, 888 Washington Boulevard, during regular business hours.