

**STAMFORD PLANNING BOARD  
REGULAR MEETING  
APPROVED MINUTES - TUESDAY, JANUARY 10, 2017  
4TH FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT**

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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Claire Fishman, Secretary; Jennifer Godzeno and Michael Totilo. Alternate: Roger Quick. Absent: William Levin, Alternate. Present for staff: David W. Woods, PhD, AICP, Principal Planner.

This agenda is not as daunting as it seems as there is a fair amount of background information on a few of the applications.

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

**ELECTION OF OFFICERS:** Chair, Vice Chair and Secretary.

At the first meeting in 2017 the Board elected its officers for 2017.

First election was for Chair. Mr. Tepper made a motion to nominate Theresa Dell as Chair; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

Second election was for Vice-Chair. Mr. Totilo made a motion to nominate Jay Tepper as Vice-Chair; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

And lastly, was the election for Secretary. Ms. Godzeno made a motion to nominate Claire Fishman as Secretary; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

**REQUEST FOR AUTHORIZATION  
SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:**

- 1. AFFORDABLE HOUSING ZONING INITIATIVE - PROJECT #C46580:** Funding for affordable housing from a developer who violated the provisions of the Affordability Plan for Below Market Rate (“BMR”) units at 11 Forest Street (the “Affordability Plan”). The developer collected market rate rents for two (2) restricted BMR units at the complex. The \$100,000.00 payment represents the difference between the market rate and the BMR rent for the two (2) apartments. As the backup materials state the previous developer illegally rented two (2) BMR units at market rate. As a result the developer is being required to pay the difference of \$100,000.00 in order to see this to another owner. After a brief discussion, Mr. Tepper recommended approval of the Affordable Housing Zoning Initiative and that 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 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, Tepper and Totilo).
- 2. CAPITAL PROJECT CLOSEOUT RECOMMENDATION:** Pursuant to Stamford City Code Section 8-2, full and partial closeout is recommended on the following capital project:

<b>Project No.</b>	<b>Project Name</b>	<b>Closeout Amount</b>	<b>Funding Source</b>
CP7209	Energy Improvement Projects (EID)	\$1,700,000.00	Bond

The purpose of this Capital Budget Closeout is to move \$1.7 million from a 20-year bond authorization to Capital non-recurring. The only way to figure out how to do this is to close out this amount and repurpose. After a brief discussion, Mr. Totilo recommended approval of the partial closeout of the Energy Improvement Projects No. CP7209 (EID) and that 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 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, Fishman, Godzeno, Tepper and Totilo).

3. **ENERGY IMPROVEMENT PROJECTS (EID) - PROJECT #CP7209:** This appropriation is the result of closing out the project with \$1.7 million in funding from a 20-year bond authorization to Capital non-recurring. The proceeds will be used for the following: Building Lighting Replacement (LED lights in 15 schools plus Government Center); Street Light Replacement (5,190 LED bulbs); replacement of the cooling tower and HVAC compressor at Government Center and the repair of the AITE Ice Storage (HVAC) system. After a brief discussion, Mr. Totilo recommended approval of this Supplemental Capital Project Appropriation for the Energy Improvement Projects (EID) and that 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 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, Fishman, Godzeno, Tepper and Totilo).
4. **CZESCIK HOMES DEMOLITION:** This supplemental capital appropriation request in the amount of \$500,000.00 is to be applied to the Czescik Homes Demolition project. Charter Oak Community will be turning over the ownership of Czescik Homes to the City. The City will abate, demolish the three (3) existing 1-story buildings, and clean up the site for potential use as part of Mill River Park. A couple of years ago the Zoning Board approved a senior housing project after the Planning Board's recommendation of approval to build senior housing on the lot adjacent to Insprica at 992 Summer Street. The purpose of this senior housing was to relocate the senior residents of Czescik Homes from their existing facility in the Mill River Park, which is also in the 100 year flood plain. This Supplemental Capital Appropriation Request will allow the City to: (1) demolish the vacant buildings; (2) remediate any impacts from the existing buildings and (3) turn over the remediated site to become part of the Mill River Park. After a brief discussion, Ms. Fishman recommended approval of the Czescik Homes Demolition and that 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 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 Category #14 (Open Space - Public Parks).; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

### **ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #216-44 - RICHARD REDNISS - 22 FIRST STREET - Text Change:** Applicant would like to amend Section 4-AA-8 P Park District by adding new Paragraph 8.4 as follows:
  - 8.4 **Adaptive Reuse.** Park buildings that are vacant, obsolete, or condemned may be adaptively repurposed with a compatible use pursuant to Special Exception approval by the Zoning Board, with specific referral to the Parks and Recreation Commission and the Historic Preservation Advisory Committee, if applicable. Historically significant buildings may be required to be rehabilitated. The Zoning Board must make the following findings in granting the Special Exception:
    - a. Certification by the Director of Operations that the building is vacant, obsolete, or condemned.
    - b. The footprint of the building is not increased beyond 10%.
    - c. Building height is not increased by more than 1 story.
    - d. The building shall not be used for profit and must be used for educational or other social service use.
    - e. The proposed use is compatible with the existing park operations and uses.
    - f. The lease of a park building for such use shall not be on a permanent basis.
    - g. Parking requirements shall be determined by the Zoning Board based upon operational need and ability to share off peak with other park uses.

Ms. Dell read into the record the wording of the Text Change to amend Section 4-AA-8 P Park District by adding new Paragraph 8.4. She did this at the request of Dr. Woods to ensure that the correct language was addressed by the Planning board. Richard Redniss, of Redniss & Mead, made a brief presentation and answered questions of the members of the Planning Board. This Text Change is to adaptively reuse City park land (Courtland Park) under strict conditions that will require a Special Exception by the Zoning Board. As this adaptive reuse also includes repurposing an existing historic building (Hunt Building), this Text Change is being reviewed on January 10, 2017 by HPAC as well. It is important to note that the applicant will appear again for Planning Board referral for the Special Exception application. The applicant has worked extensively with Staff to ensure very tight controls of when this adaptive reuse for City parks could be implemented. After a brief discussion, Ms. Godzeno recommended approval of **ZB Application #216-44**; and this request is compatible with the neighborhood and consistent with the 2015 Master Plan Category #14 (Open Space - Public Parks); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

2. **ZB APPLICATION #216-46 - EMPIRE WEST AVENUE, LLC - 143 LEON PLACE, 18 PIAVE STREET & 220 WEST AVENUE - Site & Architectural Plans and/or Requested Uses and Special Exception:** Applicant is requesting Site Plan and Special Exception approval in connection with a proposed thirty-two (32) unit condominium complex located on property consisting of three (3) lots with the following addresses: 143 Leon Place, 18 Piave Street and 220 West Avenue in Stamford, CT (the “Property”). The Property is located within the RM-F Zone (Multiple Family Residence Design District) and Master Plan Category #13 (Industrial - General). It is just over an acre (45,899± sq. ft.) and currently used for nonconforming industrial purposes as well as multifamily residential purposes. The proposed development includes the replacement of these uses with six (6) condominium buildings and related site improvements. Lisa Feinberg, of Carmody Torrance Sandak Hennessey, made a brief presentation on Zoning Board Application #216-46 - Empire West Avenue, LLC. This application is a resubmittal of a previous application for this parcel, which came before the Board on August 9, 2016. The applicant has revised the application taking into account the comments and concerns of both the Planning Board and Zoning Board. The most important elements for the Planning Board are that the applicant is requesting one (1) less unit (reduced from 33 to 32 units), has added more landscaping and has reconfigured the ingress and egress onto the site to mitigate neighbor concerns. After a brief discussion, Mr. Totilo recommended approval of **ZB Application #216-46**; and this request is compatible with the neighborhood and consistent with the 2015 Master Plan Category #13 (Industrial - General); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

The following two applications are a Text Change (#216-47) and Special Exception (#216-48) that would allow a public safety tower or antenna in the City of Stamford. Staff has worked diligently with the Town of New Canaan to: (1) require them to justify why the town’s public safety tower or antenna needs to be located in the City of Stamford. The application provided background material showing that the dead zone would not allow the tower to be placed in New Canaan; (2) Staff required the Town of New Canaan to conduct a “balloon test” that successfully showed that this use would not be seen by most of the neighbors; (3) given the City’s joint agreement for emergency services, it is important to allow all public service communications; and (4) where this would be located is near a City reservoir in North Stamford and WPCA has no comments on potential impacts.

3. **ZB APPLICATION #216-47 - TOWN OF NEW CANAAN - 77 MAIN STREET, NEW CANAAN, CT (FOR RESERVOIR LANE - PARCEL 004-2786) STAMFORD, CT - Text Change:** To amend the following:
- a. Article II, Section 3 - Definitions: by adding a new definition “Public Safety Tower or Antenna” to read as follows:
    - **79.5 Public Safety Tower or Antenna:** An antenna or tower and associated equipment intended and used exclusively for the purpose of providing emergency communications for municipal police force, ambulance and/or other municipal emergency services. Generally, towers are structures that support an antenna or antennae.
  - b. Appendix A, Land Use Schedule, Table I: Add “Public Safety Tower or Antenna” as a “B” use in the RA-1, RA-2 and RA-3 Zoning districts, subject to Special Exception approval by the Zoning Board.

- c. Article III, Section 4AA - District Regulations, Subsection 1.3 Permitted Uses, Special Exception in the RA-3, RA-2 and RA-1 Single Family Districts, Very Low Density by adding the following:
  - r. “Public Safety Tower or Antenna.”
- d. Article III, Section 8 - Height Regulations by adding “Public Safety Tower or Antenna” to Paragraph C, to read as follows:
  - The height limitations of these Regulations shall not apply to chimneys, church spires, standpipes or water towers, flag poles, monuments, transmission towers and cables, radio or television antennae or towers, Public Safety Tower or antennae, or Personal Wireless Service Facilities, provided that the Personal Wireless Service Facility, and its antennas or associated equipment does not extend more than 5 feet above the highest point of the building or structure to which it is attached.
- e. Article III, Section 7 - Area and Supplemental Regulations: Adding a new Subsection “V” to read as follows:
  - Application for approval of a Public Safety Tower or Antennae shall be subject to the issuance of a Special Exception by the Zoning Board in conformance with the requirements and standards of this section and Section 19-3.
  - Application for approval under this section shall be submitted jointly by the municipal emergency communications provided and the property owner, and shall include an analysis of the provider’s existing antenna locations, coverage and capacity calculations, and a justification of need for the proposed new facility. Service providers shall demonstrate that they have exhausted all technically feasible alternatives for sharing space or using an existing facility or structure before any permit for a new tower shall be granted.
  - The height of the tower or antenna shall be the minimum height necessary to provide the service or services that the tower or antenna is intended to provide. No tower shall exceed a height of one hundred (100) feet above average finished grade or exceed twenty (20) feet above the height of the prevailing tree canopy in the vicinity of the tower, whichever is less and no antenna (attached to such tower) shall exceed a height of one hundred ten (110) feet above average finished grade or exceed thirty-five (35) feet above the height of the prevailing tree canopy in the vicinity of the tower, whichever is less.
  - No such tower or antenna and associated equipment shall be located closer than one hundred (100) feet from any property line where the abutting property is owned by a person or entity that is distinct from the owner of the property upon which the tower or antenna and associated equipment is located.
  - A tower or antenna shall be sited to minimize visibility from surrounding public streets and adjacent properties. In addition, the tower or antenna shall be sited to minimize environmental impacts.
  - Any ground mounted equipment shall not exceed a height of fifteen (15) feet and shall be surrounded by adequate screening from adjacent properties and public rights of way with appropriate fencing and/or landscape screening of sufficient heights, depth and proximity to provide a year round visual barrier.
  - Public Safety Towers or Antennae shall be painted in a neutral color or other such finish as the Zoning Board may determine to minimize visual obtrusiveness.
  - No signage or illumination of any form shall be permitted on such towers and antenna except to comply with FAA regulations.
  - The application shall be required to fly a balloon at the height of the proposed tower for a period of fourteen (14) days at the direction of the Zoning Board during the application process.
  - Any Public Safety Tower or Antennae that ceases to operate for a period of one (1) year shall be removed, and at the time of removal the site shall be fully remediated. The emergency communications provided and property owner shall be separately responsible for compliance with this requirement.

North Stamford Neighborhood Association (NSNA) requested, in writing, that they be allowed to speak prior to the Planning Board decision as per the provision under the City Charter. NSNA Board Member, Mark Diamond, spoke about concerns that the Text Change was too broad, addressing RA-1, RA-2, and RA-3 parcels. After a brief discussion, Ms. Godzeno recommended approval of **ZB Application #216-47**, with the suggestion that the Zoning Board take extra time to evaluate Sections B & C as well as Section E, especially the 3rd and 4th paragraphs; and this request is compatible with the neighborhood and consistent with the 2015 Master Plan Category #1 (Residential - Very Low Density Single Family); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

**4. ZB APPLICATION #216-48 - TOWN OF NEW CANAAN - 77 MAIN STREET, NEW CANAAN, CT (FOR RESERVOIR LANE - PARCEL 004-2786) STAMFORD, CT - Special Exception:** Applicant is

proposing to install an eighty-five (85) foot tall flag pole type tower with a 4" diameter and approximately 22' long whip antenna attached to the top. The antenna will be used exclusively for public safety purposes by New Canaan Fire, Police, Ambulance and Emergency Services. The antenna is necessary to cover an area in the northwest part of New Canaan where it is currently impossible to send or receive information from hand-held radios. All possible suitable locations within the town of New Canaan have been investigated and none will accommodate the antenna. The proposed location will be on property owned by Aquarion Water Company of Connecticut and will be located to have no visual impact to surrounding neighbors.

Compliance with Standards and Conditions for a Special Exception under Article V, Section 19, Subsection 3.2:

- a. The proposed public safety monopole antenna and fenced facility will be comprised of an area containing 625 sq. ft. An eighty-five (85) ft. tall monopole (painted brown) will be topped with a light blue whip antenna colored powder blue. Also within the fenced facility will be a propane tank (500 gallons), a generator and equipment. The fenced area will be approximately 25 ft. by 25 ft. The fence will be chain link with brown mesh privacy screening topped with barbed wire. The facility will be protected with bollards and screened with appropriate plantings. The facility will be located on land of Aquarion Water Company about 200 ft. north of Reservoir Street and 375 ft. east of Laurel Road. The nearest house will be 320 ft. away. There is an existing dirt drive to the facility area and there is no need or parking. There is an adequate staging area for equipment during construction.
- b. The proposed use will have no significant negative impact on the surrounding area. The monopole will be virtually invisible during any season due to its width, which at its base is only 24 inches, tapering to about 18 inches at the top with a whip antenna on top of that and coloring. There will be no noise, fumes, vibration, lighting, or disturbance to any surrounding property. Public safety will be enhanced and there is no health risk.
- c. The facility will not generate any traffic other than during construction and for routine maintenance. The dirt road that leads to the facility off of Reservoir Lane is existing.
- d. The immediately surrounding area is property of Aquarion Water Company and most of the property is comprised of the Laurel Reservoir, so the proposed facility will have no impact on possible future development.
- e. Once the Zoning Regulations are amended, the project will be consistent with the Master Plan.

After a brief discussion, Mr. Tepper recommended approval of **ZB Application #216-48**; and this request is compatible with the neighborhood and consistent with the 2015 Master Plan Category #1 (Residential - Very Low Density Single Family); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

At the September 27, 2016 meeting, the Planning Board reviewed and recommended approval of Westy Self-Storage at 80 Brown House Road. At the November 8, 2016 Zoning Board meeting, the Zoning Board requested that the applicant modify its application, herewith submitting ZB Application Nos. 216-49 & 216-50, since it became clear that the applicant's original plan, which met the existing zoning codes, required more parking than was warranted for this passive use and directed the applicant to work with Staff to amend the parking standard for self-storage in the M-D District (Designated Industrial District). Nicholas Vitti, of Cacace Tusch & Santagata, was present in order to answer any questions of the Board.

5. **ZB APPLICATION #216-49 - STAMFORD PROJECT, LLC (WESTY SELF-STORAGE) - 80 BROWN HOUSE ROAD - Site & Architectural Plans:** Modification of Application #216-35 to eliminate approved parking lot located on the southerly rear portion of the property. Property is located in the M-D District. After a brief discussion, Mr. Totilo recommended approval of **ZB Application #216-49**; and this request is compatible with the neighborhood and consistent with the 2015 Master Plan Category #13 (Industrial - General); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).
6. **ZB APPLICATION #216-50 - STAMFORD PROJECT, LLC (WESTY SELF-STORAGE) - 80 BROWNHOUSE ROAD - Text Change:** To amend Article III, Section 9, BBBB M-D Designed Industrial District to change the parking standard for self-storage uses in the M-D District. After a brief discussion, Mr. Tepper recommended approval of **ZB Application #216-50**; and this request is compatible with the

neighborhood and consistent with the 2015 Master Plan Category #13 (Industrial - General); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

**SUBDIVISION:**

**SUBDIVISION #4028 - 9 HOBBIE STREET, LLC - 9 HOBBIE STREET:** 9 Hobbie Street, LLC is proposing to develop property at Lot Nos. 176, 177 and 178 Hobbie Street, Stamford, CT. The subject parcels, which encompass a total area of 12,493 sq. ft., are located on the easterly side of Hobbie Street at the intersection of Palmer Avenue and Hobbie Street in the R-6 Zoning District. The three (3) lots will be subdivided to make two (2) buildable parcels. The applicant, represented by Attorney Joseph Capalbo, is requesting to re-subdivide three (3) parcels into two (2) parcels. The applicant is proposing to demolish the existing house and build two 2-family houses in this R-6 Zone. As the attached Staff Report discusses, the applicant meets the required setback and lot size, is consistent with Master Plan Category #2 (Residential - Low Density Single Family) and any potential perceived conflict between the Master Plan and Zoning Code is only because the Zoning Code has not been amended. And, again, the underlying Zoning overrides the Master Plan. After a brief discussion, Mr. Totilo recommended approval of *Subdivision #4028* and this is compatible with the neighborhood and consistent with the Master Plan, including the following conditions:

1. Prohibition of in-ground fuel oil storage tanks (Note on the Record Plan).
2. Site development shall not begin until a final soil erosion and sedimentation control plan is reviewed by Environmental Protection Board Staff and those approved elements are properly installed and are functional (Note on the Record Plan).
3. Submission of a standard, City of Stamford, Drainage Facilities Maintenance Agreement to ensure the full and proper function of drainage facilities installed on the property (Note on the Record Plan).
4. Submission of a standard, City of Stamford, Landscape Maintenance Agreement to ensure the success of the proposed planted features (Note on the Record Plan).
5. Submission of a performance surety prior to the start of site activity and issuance of a building permit, to secure the full and proper completion of all temporary and permanent erosion/construction controls, drainage, landscaping, and professional supervision/ certifications (Note on the Record Plan).
6. Subdivision reference number to be placed on Final Map

Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #002-17 - EIGHT 77 LONG RIDGE ROAD, LLC - 877 LONG RIDGE ROAD - Variance of Section 19-3.2e Subsection (3) & Subsection (5):** Applicant is requesting: (1) an allowance of a portion of the required 10 ft. landscape buffer to be 5 ft. with a 6 ft. high shrub screen; and (2) an allowance of 68% ground coverage in lieu of the 45% for R-10 Districts. The applicant is requesting a variance of landscape buffers and ground coverage as well as a Special Exception in order to demolish the existing house and garage and build a church with 196 seats and a minister's apartment on a lot of approximately 30,000 sq. ft. in an R-10 Zone. While the desire to open this church is understood and churches are allowed in residential zones, this proposed sanctuary is: (1) far too large for the site; (2) is inconsistent with the character of the R-10 single family neighborhood; and (3) there are concerns about the added traffic from this new construction. After a brief discussion, Mr. Tepper recommended *DENIAL* of *ZBA Application #002-17*; and this request is not compatible with the neighborhood and inconsistent with the 2015 Master Plan Category #2 (Residential - Low Density Single Family); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).
2. **ZBA APPLICATION #003-17 - APACHE SUMMER STREET, LLC - 2666 SUMMER STREET - Special Exception:** Applicant owns a 2,000 sq. ft. single story building currently used for vehicle repairs and a convenience store. Applicant would like to remove the repair bay doors, expand the current convenience store usage and install a grill for food service. The applicant is requesting this Special Exception for a pre-existing non-conforming service station in order to revise the current use by expanding the convenience store usage in a

C-L Zone. After a brief discussion, Mr. Totilo recommended approval of **ZBA Application #003-17** and this is compatible with the neighborhood and consistent with Master Plan Category #7 (Commercial - Arterial); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

**PLANNING BOARD MEETING MINUTES:**

**Meeting of 12/13/16:** After a brief discussion, Ms. Fishman moved to recommend approval of the Planning Board Minutes of December 13, 2016; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper, and Totilo).

**OLD BUSINESS:**

No old business.

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

**01/24/17 - PUBLIC HEARING - CAPITAL BUDGET - 7:00 P.M.**

01/31/17 - PUBLIC HEARING - Snow Date

02/07/17 - Regular Meeting

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:30 p.m.

Respectfully Submitted,

Claire Fishman, Secretary  
Stamford Planning Board

**NOTE:** Due to technical difficulties with the audio and video equipment, these proceedings were not recorded. Typed minutes are available for review on the Planning Board website at [www.stamfordct.gov/planning-board](http://www.stamfordct.gov/planning-board) or in the Land Use Bureau located on the 7th Floor of the Government Center, 888 Washington Boulevard, during regular business hours.