

STAMFORD PLANNING BOARD  
SPECIAL MEETING MINUTES  
TUESDAY, NOVEMBER 27, 2012  
7<sup>TH</sup> FLOOR LAND USE BUREAU CONFERENCE AREA  
GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

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Stamford Planning Board Members present were: Theresa Dell, Chairperson, Dudley Williams, Roger Quick, Mike Totilo, Jay Tepper and Zbigniew Naumowicz. Present for staff was Norman Cole.

**Speical Meeting**

Mrs. Dell called the meeting to order at 6:05pm and seated Mr. Tepper in place of Regular Board Member Claire Fishman.

**TRINITY STAMFORD LLC requesting modifications to the previously approved Second Amendment to the Contract for Sale of Land for Private Redevelopment Reuse Parcels 19 and 19B.**

Attorney William Hennessey, Jr. representing Trinity Stamford LLC, explained that Trinity is unable to secure financing to construct both buildings and need to modify the Contract to initially only purchase the land for the Phase II building fronting on Summer Street and the garage expansion. Upon completion of the Phase II building and garage, they will then purchase the land for the Phase IV building on the corner of Washington Blvd. and West Park Place. Mrs. Dell asked how this phased land purchase would affect the affordable housing (BMR) fee-in-lieu payment. Attorney Hennessey replied that Trinity would pay the prorated portion for the Phase II building, approximately two million dollars, at the time of Certificate of Occupancy for the Phase II building and the balance would be paid at the time of Certificate of Occupancy for the Phase IV building. Rachel Goldberg, Acting URC Director, commented that if Trinity elected not to purchase the second land parcel that the City would retain ownership and benefit from the fact that the full parking garage expansion has been constructed. Attorney Donald Gustafson, Special Counsel to the City, agreed with this assessment. Ms. Goldberg added that Trinity would also surrender their security deposits. Attorney Hennessey concluded his remarks by noting that the design of the Phase II building has been improved by increasing floor to ceiling heights and adding a new rooftop amenity area.

There being no further questions or comments from Board members, Mrs. Dell outlined the request under consideration. Mr. Totilo moved to recommend approval of the request as submitted, to amend the contract regarding the sale of Redevelopment Reuse Parcels 19 and 19B. Mr. Tepper seconded the motion which carried unanimously, 5 to 0 (Dell, Totilo, Williams, Quick and Tepper).

There being no further business, Mrs. Dell adjourned the meeting at 7:23 pm.

Respectfully Submitted,

Theresa Dell, Chair  
Stamford Planning Board

**Note:** These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7<sup>th</sup> floor of Government Center, 888 Washington Boulevard, during regular business hours.