

AGENDA
(REVISED JANUARY 6, 2023)
STAMFORD PLANNING BOARD
REGULAR MEETING &
CAPITAL BUDGET PUBLIC HEARING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, JANUARY 10, 2023
6:30 P.M.

JOIN ZOOM WEBINAR

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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/84468603483>; **OR**
- If not, then **Call-in** using the **phone number, Webinar ID & passcode** 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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PLANNING BOARD MEETING MINUTES:

December 13, 2022

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **DISTRICT-WIDE BOILER & BURNER REPLACEMENT - PROJECT #C5B613 - TOTAL REQUEST \$47,952.00:** The rebate check for \$47,952.00 associated with the Boiler Replacement project at Northeast Elementary is part of an energy efficiency incentive program offered by the utility company, Eversource Energy. The new equipment installed at the school has a higher efficiency rating than the previous equipment and through this incentive program the utility company offers rebates based on their calculations for different efficiency measures. These measures take into account the heating capacity of the unit and the overall efficiency performance upgrades. Eversource reviewed the project design documents and presented the City with a Letter of Agreement for \$47,952.00 for the performance upgrades. The equipment was then verified after installation by the utility company and a rebate check was released.

2. **STREET PATCH & RESURFACING - PROJECT #C56182 - TOTAL REQUEST \$153,318.00:** Aquarion Water Company of Connecticut recently completed the Bargh Reservoir Replacement Raw Water Pipeline Project in Stamford and Greenwich, CT. Aquarion payment in the amount of \$153,318.00 is in lieu of Aquarion completing final milling and paving of the Farms Road portion of the project in the area of work on that road. This amount is based on the breakdown of items included in their invoice to the City.

3. **DISTRICT-WIDE WINDOW AIR CONDITIONING UNIT PROJECT - PROJECT #001313 - TOTAL REQUEST \$300,000.00:** Request for additional appropriation for window A/C unit installations district-wide at schools that do not have building-wide A/C systems. Total project cost is estimated at \$300,000.00 (\$150,000.00 split between the City and Board of Education surplus) and is estimated to provide 200 window A/C units installed.

4. **DISTRICT-WIDE ROOFING REPLACEMENTS - PROJECT #CPB092 - TOTAL REQUEST \$1,334,421.00:** Request for additional appropriation for Capital Project #CPB092 for grant reimbursement related to Stamford High 1927 Building Phase II Roofing Replacement Project. Total project cost is estimated at \$2,224,035.00 and grant reimbursement is estimated at \$1,334,421.00. \$2,500,000.00 was authorized and funded in FY2022-2023 for roofing replacements at Stamford High School.

5. **BOYS & GIRLS CLUB OF STAMFORD PLAYScape - PROJECT #001308 - TOTAL REQUEST \$166,666.00:** The Boys & Girls Club of Stamford operates the Yerwood Center, the site of the playscape that is being rehabilitated. The Yerwood Center is owned by the City of Stamford. The Boys & Girls Club of Stamford and the City of Stamford have entered into a long-term lease structure. Currently, the Yerwood Center and the playscape are primarily used by underserved youth in grades K-3. The playscape project involves:
 - A. Design a new playscape. (Current playscape is estimated to more than double in size while improving safety and ADA compliance.)
 - B. Solicit proposals and select a contractor.
 - C. Remove and dispose of existing playscape.
 - D. Level the ground allowing for new and larger playscape to be installed.
 - E. Install new playscape.

6. **MILL RIVER PLAYSCAPE - PROJECT #001307 - TOTAL REQUEST \$166,666.00:** The Mill River Collaborative will create a uniquely designed playscape area at the Mill River Park Carousel Pavilion. The installation will be an architecturally-distinctive, playful and interactive structure. The project will be grounded in a holistic conceptual vision and will meet functional, aesthetic, and narrative requirements. Our carousel hosts families every weekend with many birthday parties and dozens of kids all summer and during school holidays as part of our camp offerings. The playscape will be an inclusive design that will engage kids, caregivers and the entire community. The exciting challenges and activities on an inclusive playscape area will provide increased play value and engagement to our varied park visitors. This money is being allocated for the design and construction of the playscape. Our current project timeline is as follows:
- A. Currently the project is in the conceptual phase and should last about two weeks.
 - B. Second Phase - Schematic Design - One Month.
 - C. Third Phase - Design Development - One Month.
 - D. Fourth Phase - Permitting - Four Months.
 - E. Fifth Phase - Construction Documents - One and a half Months.
 - F. Final Phase (May 2023) - Construction - Two Months.
7. **CHILDREN'S LEARNING CENTER PLAYSCAPE - PROJECT #001309 - TOTAL REQUEST \$166,666.00:** The Children's Learning Centers of Fairfield County (CLC) is planning to install a new playscape at its Hillandale Avenue location. Redniss & Mead are the site engineers of record and will prepare all site plans for the project. They will coordinate with the City of Stamford Engineering Bureau in filing applications and site plan approval. The general contractor shall complete work related to site preparation, demolition of current play equipment and rubber surfaces, site drainage and preparation for the installation of the new play equipment. All play surface preparation must meet or exceed ASTM safety standards and be ADA compliant.

PUBLIC HEARING TO BEGIN AT 7:00 P.M.

If the Planning Board is not able to go through all of the above-listed items before 7:00 p.m., they will be continued after the Public Hearing.

In accordance with Section C-611.3 of the Stamford Charter, the Planning Board will hold a Public Hearing to hear public comments on the recommended Capital Budget for 2023-2024 and Capital Plan for 2024-2030.

INSTRUCTIONS FOR THE PUBLIC TO SPEAK ON THE 2023-2024 CAPITAL BUDGET:

- *Speakers from the public will be allowed to address the Board. As there may be many who would like to speak, please try to limit the time to 5 minutes.*
- *All public speakers wishing to speak at the Public Hearing shall send a Chat message to the Moderator/Planning Board Chair with their name and address to sign-up to speak.*
- *During the meeting, please do not send Chat messages to "Everyone" because it is distracting for all attendees.*
- *All public speakers shall announce their name and address clearly for the record prior to speaking.*
- *Any public speaker wishing to submit written testimony prior to the meeting can send it to Vineeta Mathur, Principal Planner, at vmathur@stamfordct.gov or to Theresa Dell, Planning Board Chair, at tdell@stamfordct.gov or submit the request through a Chat message to the Planning Board Chair during the meeting.*

REGULAR MEETING TO CONTINUE AFTER PUBLIC HEARING

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #222-37- TR BROAD II, LLC & 122-124 BROAD STREET, LLC - 122-124 BROAD STREET, 128-134 & 136 BROAD STREET - Site & Architectural Plans and/or Requested Uses, Special Permit and Zoning Lot Development Agreement:** Applicant is proposing to construct a residential apartment building to contain 198 dwelling units, 210 parking spaces (173 on-site and 37 in Bedford Street garage), residential amenities and 5,680 sq. ft. of street level retail.

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- January 24, 2023 (Regular Meeting)
- February 8, 2023 (Regular Meeting)