

**STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, MAY 23, 2023
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
6:30 p.m.**

ZOOM WEBINAR

*Webinar ID: 819 2445 7208
Passcode: 267648*

Web & Phone Meeting Instructions

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Type in, paste or click the following link: <https://us02web.zoom.us/j/81924457208>; **OR***
- *If not, then **Call-in** using the **Phone Number & 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/public speaker wishing to submit written testimony can send it prior to the meeting to lcapp@stamfordct.gov or to the Planning Board Chair, Theresa Dell, at tdell@stamfordct.gov.*

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Jennifer Godzeno, Secretary and Michael Buccino. Alternates: William Levin (arrived at 6:43 p.m.) and Stephen Perry. Absent: Michael Totilo, Voting Member. Present for staff: Ralph Blessing, Land Use Bureau Chief; Kevin Murray, Director of Parks & Recreation; Anthony Romano, Management Analyst, Office of Policy & Management; Anita Carpenter, Grants Officer and Lindsey Cohen, Associate Planner.

Ms. Dell called the meeting to order at 6:35 p.m.

Ms. Dell introduced the members of the Board and staff present and introduced the first item on the agenda.

PLANNING BOARD MEETING MINUTES:

May 9, 2023: After a brief discussion, Mr. Tepper moved to recommend *approval* of the Planning Board Regular Meeting of May 9, 2023; Mr. Buccino seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Buccino, Godzeno and Tepper). (Mr. Perry was ineligible to vote as he was absent at the May 9, 2023 meeting.)

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **PARK AMENITIES UPGRADE - PROJECT #CP0122 - TOTAL REQUEST \$25,000.00:** The City of Stamford was the recipient of a private donation in the amount \$25,000.00 facilitated by a representative from Terra Green, LLC. Their representative indicated they seek to invest in one Stamford-based outdoor project every five (5) years. The project identified includes a scope of work to remove the bleachers at Cubeta Stadium and then power wash and paint the stadium seating.

Anthony Romano, Management Analyst, Office of Policy & Management and Kevin Murray, Director of Parks & Recreation, made a brief presentation and answered questions from the Board.

After a brief discussion, Ms. Godzeno recommended approval of the Park Amenities Upgrade - Project #CP0122 with a Total Request of \$25,000.00 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. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Perry and Tepper).

Ms. Dell asked Mr. Murray about the plans for pickleball courts in the City as the Planning Board has received many requests on this subject.

Mr. Murray provided details on projects for converting two (2) of the six (6) tennis courts at Cummings Park into a total of six (6) pickleball courts and the relining of the Scalzi Park hockey rink to accommodate six (6) pickleball courts plus hockey goals so that location could be used for both activities

Ms. Dell asked if there were any pickleball courts in north Stamford near Scofield Park or Dorothy Heroy.

Mr. Murray stated there are hybrid courts that can be used for both tennis and pickleball.

Ms. Dell stated three (3) Capital Project Appropriation Requests for Project #001345 - Harbor Boat Lodge, Project #CP3348 - Cummings Marina Restoration and Project #CP0231 - Citywide Dredging were received this afternoon to be added to the agenda and called for a motion to add these three (3) projects.

Mr. Tepper made a motion to “Walk On” the three (3) Capital Project Appropriation Requests for Project #001345 - Harbor Boat Lodge, Project #CP3348 - Cummings Marina Restoration and Project #CP0231 - Citywide Dredging; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Perry and Tepper).

Anthony Romano, Management Analyst, Office of Policy & Management and Anita Carpenter, Grants Officer, provided details on Item Nos. 2, 3 & 4 and answered questions from the Board.

2. **HARBOR BOAT LODGE - PROJECT #001345 - TOTAL REQUEST \$20,000.00:** Stamford Harbor Feasibility – The Stamford Harbor Management Commission has identified the need for a public boat launch in Stamford Harbor. The project will involve the evaluation of three (3) identified sites based on visual (on-site) reconnaissance and “table-top” evaluations in accordance with the design standards and evaluation criteria and using existing data and including identification of opportunities and constraints for development of boat launching facilities. The source of funds is a grant.

After a brief discussion, Mr. Buccino recommended approval of the Harbor Boat Lodge - Project #CP001345 with a Total Request of \$20,000.00 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, Perry and Tepper).

3. **CUMMINGS MARINA RESTORATION - PROJECT # CP3348 - TOTAL REQUEST \$197,427.29:** The Cummings marina was destroyed during Superstorm Sandy. A concept plan for a replacement marina was included in the 2015 master plan for Cummings and West Beach. The City of Stamford has been awarded SHIPP grant funding for assistance with the Engineering Design and Regulatory Permitting of a replacement marina. The same company (RACE Coastal Engineering) that did the concept plan of the marina provided the estimate for final design & permitting. We used their estimate as the basis for our grant request.

After a brief discussion, Mr. Levin recommended approval of the Cummings Marina Restoration - Project #CP3348 with a Total Request of \$197,427.29 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. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Levin and Tepper).

4. CITYWIDE DREDGING - PROJECT #CP0231 - TOTAL REQUEST \$1,595,520.00: The Cove marina and channel requires dredging, particularly after Superstorm Sandy, when the channel was substantially filled in and rendered barely navigable. Based on available grant and capital funding, the City ultimately split the dredging into two projects. Because of the nature of the dredge materials, each dredge requires different disposal protocols and permitting. This first dredge, funded with State Bonding money, was completed last winter. The SHIPP grant funding has been approved, and permitting is complete, the City seeks to bid the second dredge this year. The source of funds is a grant.

After a brief discussion, Mr. Perry recommended approval of the Citywide Dredging - Project #CP0231 with a Total Request of \$1,595,520.00 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, Perry and Tepper).

ZONING BOARD REFERRALS:

1. ZB APPLICATION #223-17(MOD) - STAMFORD ZONING BOARD - Text Change: The purpose of this Text Change is to establish use regulations for marijuana and cannabis-related uses and to protect the welfare and safety, in particular, of children and adolescents. To that end, changes to the Smoke Shop or Tobacco Store regulations are also proposed to include minimum distance requirements from public schools and signage limitations. All proposed marijuana and cannabis-related use regulations align with the licensing requirements of the State of Connecticut.

Ms. Dell read the Application into the record and explained that public comments were received regarding this item and on the application for the dispensary on High Ridge Road that was heard last night at the Zoning Board. Ms. Dell stated she received the emails just before the meeting and did not have enough time to forward the comments to the Board. Ms. Dell further stated that Ralph Blessing, Land Use Bureau Chief, will make a presentation but the Board will not be voting on this tonight. Ms. Dell felt the Board should be able to review the public comments received for consideration. After Mr. Blessing makes his presentation, this item will be adjourned to the June 13, 2023 meeting for further discussion and a vote.

ZB Application #223-17(MOD) establishes definitions for eight (8) cannabis-related uses that are not defined in the City's Zoning Regulations and identifies the commercial and manufacturing Zoning Districts in which each use is permitted as-of-right or by Special Permit. The definitions and terms for uses are based on State terminology and on categories for State licenses. Smoke Shop and Tobacco Store are defined terms in the Regulations, but additional language is proposed to be added to clarify that cannabis products are not allowed to be sold in these establishments unless licensed to do so. For three (3) uses - Adult-Use Cannabis Retailers, Smoke Shops and Tobacco Stores - the Application establishes minimum distance requirements of 1,000 feet from public schools and 2,000 feet between retailers. Adult-Use Cannabis Retailers are also limited to one per 20,000 residents. Signage regulations like that for Adult-Use Cannabis Retailers are also established for Smoke Shops and Tobacco Stores.

Approval of this application is recommended as the State has legalized these uses and the City should establish tools to regulate them. Allowing such uses only within certain commercial and manufacturing Zoning Districts and regulating signage supports Master Plan Policy 6A to maintain residential neighborhood character.

Ralph Blessing, Land Use Bureau Chief, made a presentation and answered questions from the Board.

After considerable discussion, Ms. Dell **TABLED** ZB Application #223-17(MOD) to the June 13, 2023 meeting to allow for consideration of public comments that were received late in the day on Tuesday.

- ZB APPLICATION #223-22 - STAMFORD ZONING BOARD - Text Change:** The purpose of this Text Change is to have a uniform definition for Substantial Renovations and Alternations in the Zoning Regulations and to clarify when requirements for providing sidewalks, electric vehicle charging and bicycle parking for existing developments are triggered.

This Application mostly shifts the location of text in the Zoning Regulations, corrects errors and clarifies when Regulations are applicable. The most noteworthy, proposed changes are to require BMR, sidewalks and bicycle parking in certain cases of Substantial Renovation or Alteration and to create a fee-in-lieu program for sidewalks.

Approval of this application is recommended as it is aligned with the Master Plan. Specifically, this Text Change would support the following Master Plan policies and strategies:

- Policy 4C: Improve circulation and mobility within Stamford
- Policy 6B: Preserve existing and create new affordable housing
- Policy 7G: Create compact and complete communities.

Ralph Blessing, Land Use Bureau Chief, made a presentation and answered questions from the Board.

After a brief discussion, Mr. Levin recommended **approval** of **ZB Application #223-22** and that this request is compatible with the neighborhood and consistent with 2015 Master Plan; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Levin and Tepper).

MASTER PLAN AMENDMENTS:

- MASTER PLAN AMENDMENT #MP-442 - JOSEPH J. CAPALBO II, ESQ. - 91 HOPE STREET (Continued from the March 28, 2023 & April 25, 2023 Meetings):** Applicant is proposing to amend the City of Stamford 2015-2025 Master Plan changing the Master Plan designation of 91 Hope Street (Tax Assessor No. 002-6785) from Master Plan Category #2 (Residential - Low Density Single-Family) to Master Plan Category #3 (Residential - Low Density Multifamily).

CONTINUED TO THE JUNE 27, 2023 MEETING

The Applicant submitted an application for a Zoning Map Change for this property from R-7½ One Family Residence District to RM-1 Multiple Family Low Density Design District. The application could not be referred to the Planning Board because it is incomplete. Once the Zoning Board application is referred to the Planning Board, the Planning Board will hear both the Master Plan Map Change and Zoning Map Change at the same meeting.

The lot at 91 Hope Street is bifurcated into two (2) Master Plan categories. The area immediately adjacent to Hope Street (~1.03 acres) is designated Master Plan Category #3 (Residential - Low Density Multifamily) and the area to the rear of the lot (~1.30 acres) is designated as Master Plan Category #2 (Residential - Low Density Single-Family). The purpose of this Application is to consolidate the lot into one category, Master Plan Category #3. The future intent is to develop a portion of the site as low density multifamily.

The areas to the immediate south and west of the lot are in MP Category #3 and to the east and northeast are in MP Category #2. Land uses to the south and west are condominiums. Land uses to the north and east are single-family homes. Considering the location, size and context of this site, Staff recommends approval of this Application because it is aligned with the neighborhood and the Master Plan. Specifically, the Application is aligned with the following Master Plan policies and strategies:

- Strategy 6C.2: Promote the development of a variety of housing types.
- Policy 7H: Encourage Infill Development.
- Belltown, Glenbrook and Springdale Policy 1: Create vibrant mixed-use centers that are pedestrian- and transit-friendly.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #014-23 - RAYMOND MAZZEO, REDNISS & MEAD representing YOUNG ISRAEL OF STAMFORD, INC. - 63 & 69 OAKLAWN AVENUE - Variance of Appendix A, Table I & Section 19.C and Special Permit:** Applicant is requesting to build a new religious institution with associated parking, drives and landscaping. The existing properties contain the applicant's existing synagogue building (69 Oaklawn Avenue) and a single-family home with detached garage and shed structures (63 Oaklawn Avenue), which the applicant also owns. Both properties are in the R-7½ Zone. The applicant is requesting the following variances:
 - **19.C.2.e(4):** Side yard setbacks of 25.3 ft. and 27.3 ft. in lieu of the 40 ft. required.
 - **19.C.2.e(5):** Side yard buffer of 4.2 ft. in lieu of the 10 ft. required (west side only).
 - **19.C.2.e(5):** Building perimeter buffer.
 - **12.B.1:** To permit up to 10 tandem parking spaces serving a non-residential use in the R-7½ Zoning District.
 - **12.C.1.b (Table 12.6):** To permit parking areas: [a] in the front yard between the building lines; [b] in the front yard outside the building lines; and [c] in the side yards.
 - **12.D.4:** To permit 22 onsite parking spaces in lieu of the 69 required.
 - **12.J.3 (Table 12.10):** To permit: [a] zero (0) Class A bicycle parking spaces in lieu of the four (4) required; and [b] zero (0) Class B bicycle parking spaces in lieu of the 17 required.
 - **12.K.2:** Sidewalk width of 5 ft. (existing) in lieu of the 10 ft. required.
 - **12.L.2 (Table 12.14):** To permit zero (0) electric vehicle parking spaces in lieu of the three (3) required.

At its regular meeting on August 30, 2022, the Planning Board recommended, by a vote of 4-1-0 (In Favor - Dell, Godzeno, Tepper & Totilo / Against - Buccino), the Zoning Board of Appeals approve ZBA Application #022-22 with the recommendations of possibly increasing the number of parking spaces as Mr. Buccino felt the number of spaces presented were not adequate and adding one (1) electric car charge station. The Applicant has since revised the project and resubmitted under ZBA Application #014-23. The following describes the changes to the project:

- **19.C.2.e(4): Side yard setbacks of 25.3 ft. and 27.3 ft. in lieu of the 40 ft. required.** Under ZBA #022-22, a side yard setback of 21.9 ft. and 29.8 ft. in lieu of 40 ft. were requested. The revised request is slightly more in compliance with Zoning Regulations than the previous request.
- **19.C.2.e(5): Side yard buffer of 4.2 ft. in lieu of the 10 ft. required (west side only).** Under ZBA #022-22, a side yard buffer of 1.5 ft and 2.2 ft. in lieu of 10 ft. were requested. The revised request is slightly more in compliance with Zoning Regulations than the previous request.
- **12.B.1: To permit up to 10 tandem parking spaces serving a non-residential use in the R-7½ Zoning District.** This is a new request.
- **12.D.4: To permit 22 onsite parking spaces in lieu of the 69 required.** Under ZBA #022-22, the Applicant requested to permit 17 spaces. The revised request is slightly more in compliance with Zoning Regulations than the previous request.

The project is located in Master Plan Category #2 (Residential - Low Density Single-Family). The requested side yard setbacks (25.3 ft. and 27.3 ft. in lieu of 40 ft. required) are compliant for permitted uses within this district but do not meet the setbacks required for Special Permit uses. Greater than half (60%) of the combined lot area in the rear of the property is wetlands and cannot be developed, resulting in a developable area that makes meeting the increased side yard setback, side yard buffer, and building perimeter buffer requirements for Special Permit uses a hardship.

The synagogue will be used on Saturdays and high holy days when the attending population are prohibited from driving vehicles, using bicycles and electricity. Approximately 90% of the congregation lives within one (1) mile from the property and are able to walk to service. The current parking lot is largely unused and the developable lot area would better serve the population for use as synagogue floor area as opposed to parking lot area.

This request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single-Family) in that the category is intended to provide for and protect a suitable environment for single-family dwellings as well as compatible uses as permitted by Special Permit. Approval of this Application is recommended on the condition the Applicant not use the synagogue for uses unrepresented in this application such as but not limited to weekday youth group meetings or weekday gatherings in the social hall that would result in more vehicular traffic than currently presented.

Raymond Mazzeo, Redniss & Mead, made a presentation and answered questions from the Board.

After some discussion Ms. Godzeno recommended **approval** of **ZBA Application #014-23** and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single Family); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Perry and Tepper).

2. **ZBA APPLICATION #018-23 - JUAN PAREDES, JP ENGINEERING & ARCHITECTURAL SERVICES, LLC representing ROCCO LONGO - 69 TURN OF RIVER ROAD - Variance of Table III, Appendix B and Section 4.B.2.d(2)(e)**: Applicant owns a single-family dwelling on a corner lot with two (2) access driveways. Applicant is proposing to construct a second story over a modified layout of the first story, a garage, and to remove one driveway and relocate the second. The building footprint will increase from 1,255 sq. ft. (12.43% building coverage) to 2,013 sq. ft. (19.93% building coverage). The existing foundation will remain and be reinforced and the existing non-conforming front yard setback of the dwelling will not be exacerbated. Applicant is requesting the following variances:

Section 4.B.2.d(2)(e):

- Front setback of 15.3 ft. in lieu of the 40 ft. required. (Along Gerik Road for the 2nd floor addition over a non-conforming existing 1st floor.)
- Front setback of 21.1 ft. in lieu of the 40 ft. required. (Along Gerik Road for the garage addition.)

Table III, Appendix B:

- Front yard setback from street center of 40.3 ft. in lieu of the 65 ft. required. (Along Gerik Road for 2nd floor addition over non-conforming existing 1st floor.)
- Front yard setback from street center of 46.1 ft. in lieu of the 65 ft. required. (Along Gerik Road for the garage addition.)

As noted in the docket description, the current home has a non-conforming front yard setback along Gerik Road (northern property line). For a second story addition to be built and align with the façade of the first story, the Applicant must request a variance for the addition from the front yard setback requirement from the street line and from the street centerline. A garage will be added to the first floor. The garage will be setback from Gerik Road more than the façade of the home while still maintaining a functioning space. The building complies with the front yard setback on Turn of River Road (west) and side yard setbacks to the south and east.

The project is located in Master Plan Category #2 (Residential - Low Density Single-Family). Approval of this application is recommended, finding the resultant project is aligned with the character of the neighborhood, which is primarily single-family homes with attached and detached garages. The project is also aligned with Master Plan Category #2, which is intended to provide for and protect a suitable environment for single-family dwellings. In addition, the project supports Master Plan Policy 6A to maintain residential neighborhood character.

After a brief discussion Mr. Tepper recommended **approval** of **ZBA Application #018-23** and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single Family); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Levin and Tepper).

3. **ZBA APPLICATION #019-23 - RAYMOND MAZZEO, REDNISS & MEAD representing CONOR M. HICKEY & SUZANNE M. MARSALISI - 168 STAMFORD AVENUE - Variance of Section 3.B (Accessory Structure)**: Applicant owns a single-family dwelling on a corner lot with associated driveway, detached garage, patio and landscaping, which was purchased in 2020 where an existing non-conforming fireplace, grill, retaining walls and generator already existed. The applicant is seeking allowance for the existing outdoor fireplace, built-in barbecue and generator to remain within a front yard.

The project is in Master Plan Category #2 (Residential - Low Density Single-Family) on a corner lot with two front yards and two side yards. The Applicant is not proposing any changes to the property as part of this Application but is requesting to legitimize several obstructions already existing in one of the two front yards. The existing fireplace, barbecue and generator in the front yard are all screened from view. Approval of this application is recommended finding that it is aligned with the character of the neighborhood, which is single-family homes, many of which have outdoor amenities. In addition, the project supports Master Plan Policy 6A to maintain residential neighborhood character.

After a brief discussion Mr. Buccino recommended **approval** of **ZBA Application #019-23** and that this request is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single Family); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Levin and Tepper).

4. **ZBA APPLICATION #020-23 - DONALD ALAN BROGGI - 736 DEN ROAD - Variance of Section 7:** Applicant owns a single-family two-story dwelling with a one-story garage on an accessway lot and is proposing to construct a two-story addition. Applicant's property is significantly impacted by wetlands and a conservation easement. Applicant is requesting a side yard setback of 15 ft. in lieu of the 25 ft. minimum allowed for a proposed two-story building addition.

The project is in Master Plan Category #1 (Residential - Very Low Density Single-Family). The project site is an accessway lot that has greater setback requirements than standard lots, 25 ft. setback for side yard is required in lieu of 15 ft. setback for side yards for standard lots. Because the lot is significantly impacted by slope, wetlands and a conservation easement and because the requested setback is equal to that of the side yard setback of a standard lot, approval of this application is recommended. This application is found to align with the character of the neighborhood and the intentions of the Master Plan. Specifically, the project supports Master Plan Policy 6A to maintain residential neighborhood character.

After a brief discussion Mr. Perry recommended **approval** of **ZBA Application #020-23** and that this request is compatible with the neighborhood and consistent with Master Plan Category #1 (Residential - Very Low Density Single Family); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Perry and Tepper).

OLD BUSINESS:

Ms. Dell spoke about the Terms of the Board. Ms. Dell stated that the Charter Revision has some language regarding Terms of the Boards. Ms. Dell suggested everyone check the expiration of their Terms but believe everyone's Term has expired except for Mr. Perry. Ms. Dell stated she has spoken with her Republican Committee. Ms. Dell suggest that everyone contact Ms. Capp to obtain your expiration date and if your Term has expired, to contact your respective Committee to be nominated for reappointment.

NEW BUSINESS:

Ms. Dell stated that everyone should have received the Charter Revisions from the Mayor's office and have discussed the changes with Ms. Cohen. Ms. Dell also mentioned that Ms. Godzeno expressed interested in speaking to the Charter Revision Committee at the meeting tomorrow night as a private citizen. Ms. Dell stated she will turn the discussion over to Ms. Cohen to go over the changes that would specifically affect the Planning Board. Ms. Dell stated she would be making a presentation to the Charter Revision Committee and as David Stein, Chair of the Zoning Board is unable to attend would be representing the Zoning Board as well. Ms. Dell turned the meeting over to Ms. Cohen.

Ms. Cohen made a presentation providing details on the various changes to the Charter affecting the Planning Board followed by extensive discussion on each proposed change.

Next regularly scheduled Planning Board meetings are:

- June 13, 2023 (Regular Meeting)
- June 27, 2023 (Regular Meeting & Public Hearing - Last meeting before July Hiatus)
- August 15, 2023 (Regular Meeting)

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 10:05 p.m.

Respectfully Submitted
May 25, 2023

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