

**STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, OCTOBER 17, 2023
REGULAR MEETING & CAPITAL BUDGET
VIA THE INTERNET & CONFERENCE CALL
6:30 P.M.**

JOIN A ZOOM WEBINAR

[https://us02web.zoom.us/s/86336992113](https://us02web.zoom.us/j/86336992113)

Webinar ID: 863 3699 2113

Passcode: 441879

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair and Michael Buccino. Alternates: Stephen Perry. Absent: Jennifer Godzeno, Secretary; Michael Totilo, Regular Members and William Levin, Alternate. Present for staff: Lindsey Cohen, Associate Planner.

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

- Benjamin Barnes, Director of Administration, Office of Administration
- Michael Pensiero, Director of IT
- Isadore Sobkowski, Chief Digital Officer
- Tracy Kay, Chief Executive Officer, Bartlett Arboretum
- Darrell Ingram, Chief Financial Officer, Childcare Learning Center
- Alice Knapp, CEO, Ferguson Library
- Cheryl Harper, Director of Administrative Services, Ferguson Library
- Ellen Bromley, Chair, Ferguson Library Board of Trustees
- Peter Stothart, Procurement & Modernization Coordinator, Scofield Manor
- Michael E. Moran, Jr., Executive Director, Stamford Center for the Arts
- William Eynon, Treasurer, Stamford Historical Society
- Melissa H. Mulrooney, Executive Director & CEO, Stamford Museum

Ms. Dell called the meeting to order at 6:33 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:

October 10, 2023: After a brief discussion, Mr. Perry moved to recommend *approval* of the Planning Board Regular Meeting Minutes of October 10, 2023; Mr. Buccino seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Buccino, Perry and Tepper).

Ms. Dell called for a motion to bring forward the Supplemental Capital Project Appropriation Request for the Storm Water Pump Stations.

Mr. Buccino made a motion to bring forward the Supplemental Capital Project Appropriation Request for the Storm Water Pump Stations; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Buccino, Perry and Tepper).

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **STORM WATER PUMP STATIONS - PROJECT #CP5241 - TOTAL REQUEST \$3,642,938.00 (Tabled from the October 10, 2023 Meeting)**: The project will provide emergency power generators to power the pumps at the Cummings and Wampanaw Pump Stations should the utility electrical supply fail during a storm. Also, at the Cummings, Wampanaw and Dyke Lane Pump Stations, the pumps and electrical equipment, which are mainly original to the pump stations constructed over 50 years ago, will be replaced and upgraded to meet current building codes. Proposed improvements also include replacement of existing swing check valves with duckbill check

valves, demolition of existing sluice gate, separating the wet well and operating level, demolishing the existing sump pump and discharge piping, installing exterior access to the wet well, installing air release valves on discharge piping, replacing the existing rain gutter, and installing a permanent outdoor ladder at each station. Electrical improvements include removal and replacement of existing ceiling lights with LED low bay luminaries. In addition, the replacement of sensors and measuring devices and update the communications system.

Ann Brown, Supervising Engineer, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended approval of the Storm Water Pump Stations - Project #CP5241 with a Total Request of \$3,642,938.00 (\$2,732,203.50-Federal Grant / \$910,734.50-City Bond). 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. Perry seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Buccino, Perry and Tepper).

Ms. Dell opened the Capital Budget presentations and welcomed Mary Fedeli, Board of Representatives, District #17 and stated Amiel Goldberg, Board of Representatives, District #13 was invited to participate but had not joined yet. (Mr. Goldberg arrived at 7:42 p.m.)

Ms. Dell provided details of the procedures and deliberations for the Capital Budget process.

Ms. Dell introduced Anthony Romano, Management Analyst, Office of Policy & Management.

Mr. Romano introduced Mr. Barnes to begin the presentations.

CAPITAL BUDGET PRESENTATIONS:

1. Office of Administration - Benjamin Barnes, Director of Administration
2. Office of Administration: Short Term Financing - Technology - Michael Pensiero, Director of IT and Isadore Sobkowski, Chief Digital Officer
3. Bartlett Arboretum: Tracy Kay, Chief Executive Officer
4. Childcare Learning Center: Darrell Ingram, Chief Financial Officer
5. Ferguson Library - Alice Knapp, CEO; Cheryl Harper, Director of Administrative Services and Ellen Bromley, Chair, Ferguson Library Board of Trustees
6. Ferguson Library: Short Term Financing - Cheryl Harper
7. Scofield Manor: Peter Stothart, Procurement & Modernization Coordinator
8. Stamford Center for the Arts: Michael E. Moran, Jr., Executive Director
9. Stamford Historical Society: William Eynon, Treasurer
10. Stamford Museum: Melissa H. Mulrooney, Executive Director & CEO

All departments presented their submissions and answered questions from the Board.

Ms. Dell closed the Capital Budget portion of the meeting and thanked everyone for coming and making their presentations.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #036-23 - NICHOLAS W. VITTI JR., ESQ., MURTHA CULLINA, LLP representing DR. HERBERT F. GRETZ III & DR. JULIANNE M. DUNNE - 45 SAGAMORE ROAD - Variance of Section 3 & Section 4:** The applicant owns a single-family dwelling and is proposing the installation of an in-ground swimming pool, pool terrace, pergola, outdoor fireplace, outdoor kitchen, pool equipment and pool security fencing. The applicant is requesting the following variances: [a] Section 3.B (Accessory Structures) - allowance for the pool, patio, pergola and outdoor fireplace to be located in the front yard along Ralsey Road South and South Sagamore Lane; and [b] Section 4.B.2.d.(2)(e) - allowance of a 37 ft. front yard setback in lieu of the 40 ft. required off South Sagamore Lane for the location of the pergola.

The property is in Master Plan Category #2 (Residential - Low Density Single-Family). In February 2022, the applicant was approved for variances to the front yard requirements to allow for the development of a patio and a pool. The Planning Board recommended approval at that time. In June 2022, the applicant was approved for a Coastal Site Plan Review. Such site plan reviews are not referred to the Planning Board. The applicant did not obtain building permits prior to the expiration of the variance and Coastal Site Plan approval. As such, the applicant has applied again with a slightly modified plan.

The lot is triangular and surrounded by streets on all sides and, therefore, has three front yards. As such, there is no as-of-right location for accessory structures such as a pool. The patio is setback 30 feet from South Sagamore Lane and there is significant screening along that road. The pool and patio will not be visible from Sagamore Road since the house will block the view. The patio will be set back 18 feet from Ralsey Road South. While there is some screening, it is not as continuous as the screening along South Sagamore Lane. The lot coverage will increase from 13.8 percent to 18.4 percent, which is less than the maximum permitted lot coverage of 20 percent. Given that lot coverage would be below the maximum permitted and the property owners have an unusual hardship of having to meet the front yard setback along all property lines, approval of this application is recommended with the finding that the proposal is in general harmony with the intent of Master Plan Category #2 (Residential - Low Density Single-Family).

Ms. Cohen made opening comments then introduced Mr. Vitti.

Nicholas W. Vitti, Jr. Esq., representing the applicants, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Buccino recommended **approval** of **ZBA Application #036-23** and that this request is compatible with the neighborhood and in general harmony with the intent of Master Plan Category #2 (Residential - Low Density Single-Family); Mr. Perry seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Buccino, Perry and Tepper).

OLD BUSINESS:

None.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

- October 24, 2023 - Capital Budget
- November 14, 2023 - Capital Budget
- November 21, 2023 - Regular Meeting & Capital Budget-Potential Call-backs

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:39 p.m.

Respectfully Submitted
October 19, 2023

Theresa Dell, Chair
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