

**STAMFORD PLANNING BOARD  
APPROVED MINUTES - TUESDAY, MAY 21, 2024  
REGULAR MEETING & PUBLIC HEARING  
VIA THE INTERNET & CONFERENCE CALL  
Regular Meeting - 6:30 p.m. / Public Hearing - 7:00 p.m.**

**ZOOM WEBINAR**

<https://us02web.zoom.us/j/85822700148>

**Webinar ID: 858 2270 0148**

**Passcode: 595676**

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

Ms. Dell called the meeting to order at 6:30 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 14, 2024:** As the minutes had not been received by the Board for review, this item was **TABLED** to the June 11, 2024 meeting.

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

- 1. TERRY CONNERS RINK UPGRADES - PROJECT #CP3695 - TOTAL AMOUNT REQUESTED \$32,000.00:** We sold our previous backup ice resurfacer (an Olympia Millenium E machine) for \$32,000.00 in 2021. The machine was constantly breaking down and not serving its purpose as an ice resurfacer. We are asking to utilize the \$32,000.00 at this time in order to purchase a reliable Zamboni resurfacer from J&C Ice Technologies. This machine will serve alongside our 2017 machine in an equitable rotation thereby extending the life of both machines and allowing rink staff to have some piece of mind in having two reliable machines as opposed to essentially flying without a net with no backup machine.

Ken Smith, Operations Foreman, Terry Conner Rink, made a presentation and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended approval of the Terry Connors Rink Upgrades - Project #/CP3695 with a Total Request of \$32,000.00. 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, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

Ms. Dell announced there was 15 minutes remaining before the start of the Public Hearing and as there are not any items to bring forward, the Board would break until 7:00 p.m.

Ms. Dell asked Ms. Cohen if there were any items to discuss and Ms. Cohen stated she could provide an update on the 2025 Comprehensive Plan, which she did and answered questions from the Board.

Ms. Dell suspended the Regular Meeting and opened the Public Hearing.

# PUBLIC HEARING BEGAN AT 7:00 P.M.

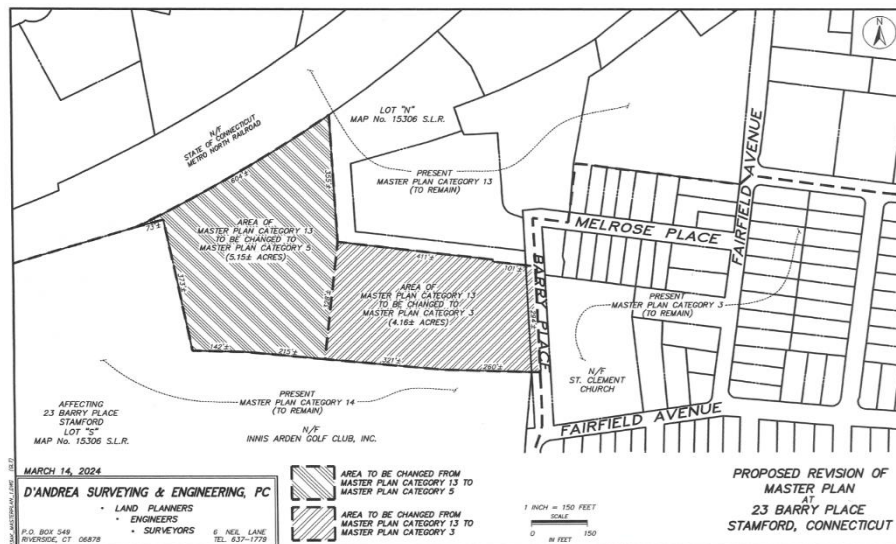
## MASTER PLAN AMENDMENT:

- 1. MASTER PLAN AMENDMENT #MP-446 - MICHAEL J. CACACE; CACACE, TUSCH & SANTAGATA representing CONTINENTAL FAMILY HOLDINGS, LLC - 23 BARRY PLACE:** Applicant is proposing to amend the City of Stamford 2015 Master Plan changing the Master Plan designation of 23 Barry Place (total area 9.31 acres, Assessor No. 003-1399) from Master Plan Category #13 (Industrial - General) to Master Plan Category #3 (Residential - Low Density Multifamily) for the 4.1637 acres on the easterly portion of the site and Master Plan Category #5 (Residential - High Density Multifamily) for the 5.1468 acres at the rear portion of the site.

Ms. Dell also read into the record companion Zoning Board Application #224-18 with the understanding this will only be heard if the Planning Board approves the Master Plan Amendment.

Ms. Dell introduced the Planning Board members who will be voting on the items under consideration for the Public Hearing and then read the legal notice into the record as follows:

*APPL. #MP-446 - Notice is hereby given the Planning Board of the City of Stamford, CT will conduct a Public Hearing on **Tuesday, May 21, 2024 at 7:00 p.m.** via phone and internet video conference to consider the application of Continental Family Holdings, LLC to amend the City of Stamford 2015-2025 Master Plan changing the Master Plan designation of 23 Barry Place (Assessor #003-1399) from Master Plan Category #13 (Industrial - General) to Master Plan Category #3 (Residential - Low Density Multifamily) and Master Plan Category #5 (Residential - High Density Multifamily) as indicated on the map below.*



*Instructions for joining the meeting will be posted on the Planning Board website in advance of the Hearing ([www.stamfordct.gov/planning-board](http://www.stamfordct.gov/planning-board)). The Hearing may be continued to such time and place as will be announced by the Planning Board at the Public Hearing. Additional application materials will be available for review online in advance of the Hearing on the Planning Board website ([www.stamfordct.gov/planning-board](http://www.stamfordct.gov/planning-board)) or upon request at the office of the Land Use Bureau, 7th Floor of the Government Center, 888 Washington Boulevard, Stamford, Connecticut.*

ATTEST: THERESA DELL, CHAIR  
STAMFORD PLANNING BOARD

*Dated at the City of Stamford this 10th day of May 2024.*

The proposal, as indicated above, would change the Master Plan Category from industrial to low- and high-density residential. The portion of property fronting Barry Place would be re-mapped to Category #3 and would be directly adjacent to another Category #3 area extending from Barry Place to Southfield Avenue. Surrounding Master Plan Categories are a mix. Within 1,000 feet of the site are Categories #2 (Residential - Low Density Single-Family), #3 (Residential - Low Density Multifamily), #14 (Open Space - Public Parks) and #13 (Industrial - General). This area of Waterside is exemplary of what is written in the Master Plan as a longstanding tradition of industrial and residential uses co-existing in Stamford.

The site is currently improved with a large vacant warehouse and office building and a significant amount of paved parking area. We have heard time and time again that the office market is struggling and there is a severe shortage of housing in the United States. While we will be embarking on updating the City's Comprehensive Plan and some have called for a stop to applications proposing conversions of commercial space to residential, the City cannot control when applications come in and we must move the applications through our review procedures as dictated by timelines in the City Charter. Such conversions are also aligned with many Master Plan strategies to encourage redevelopment of vacant office space for housing, accommodating market trends and potential new users.

Per the Master Plan, since 2000, the Waterside neighborhood in which this project is located has seen significant residential construction. In 2011 the neighborhood had the highest rate of units built in Stamford. This correlates with the fourth-highest share of renter-occupied units. While many people argue against rental units in favor of homeownership, homeownership is not accessible to all people and, in fact, the value of owner-occupied housing increased in Waterside in light of the increase in rental apartments. By allowing this Master Plan change, we can allow for additional rental and condo units that will help lower the cost of rentals and would positively impact local homeowners. We also hear about overcrowding and "rooming houses." Overcrowding has fallen in this neighborhood since the production of units.

MP Category #3 is intended to allow for amenities of multifamily living in a single-family neighborhood setting. The current plan envisions ownership townhomes in the Category #3 (east side of site) area, which is a type of multifamily living generally considered more consistent with single-family neighborhood characteristics. The MP Category fits this neighborhood because there is a single-family neighborhood across Barry Place.

MP Category #5 (west side of site) is intended to provide for and protect existing high-density multifamily development in areas convenient to shopping, mass transit and parks and recreation facilities. Allowing this MP change would provide for high-density multifamily development within a 30-minute walk of the Stamford Transportation Center and 10-minute walk from a waterfront park with recreation activities. There is a bus line, however bus service citywide could be improved. This site is not convenient for shopping; There is no convenient large-format grocery store, which is an ongoing issue for residents living South of the interstate. (continued below)

Ms. Dell provided instructions for those who would like to speak and also stated for the record that comments were received from St. Clement of Rome Church and Innis Arden Golf Club both in support of the Master Plan Amendment.

Ms. Dell asked Ms. Cohen if she had any comments.

Ms. Cohen made some introductory comments then introduced Mr. Cacace.

Michael Cacace; Cacace, Tusch & Santagata, along with Leonard D'Andrea, D'Andrea Surveying & Engineering, representing the applicant, made a presentation and answered questions from the Board.

Ms. Dell then opened the meeting up to questions from the Planning Board.

Ms. Dell opened the public portion of the Public Hearing and asked those wishing to speak to please use the raise hand feature to indicate you would like to speak so Ms. Cohen can allow each individual to make their comments.

The following residents provided comments:

- Father Carlos Rodriguez, St. Clemens Parish.
- Barry Michelson, Stamford Neighborhood Coalition.
- Samantha Saranti and Logan Rictor, Melrose Place.
- Darling P., Melrose Place.
- Giovanna Fox (Mr. Fox was unable to join the meeting and Ms. Cohen read the comments provided through a Chat into the record.) Ms. Fox was able to join the meeting and provided comments.

Ms. Dell called for any final speakers from the public; there was no response.

Ms. Dell ask the Board for any final questions or comments.

Ms. Dell turned it back to Mr. Cacace to address the questions posed during the public comments.

Ms. Dell asked Ms. Cohen to make a note to further investigate the issues of truck traffic with Zoning Enforcement.

Ms. Dell asked Ms. Cohen if she had any further comments. Ms. Cohen stated only to remind the Board the first vote would be on the Master Plan amendment and then voting on the Zoning Board application.

Ms. Dell closed the Public Hearing and called for a vote on Master Plan Amendment #MP-446.

After considerable discussion, Mr. Totilo recommended *approval* of *Master Plan Amendment #MP-446* as it is in general harmony with Master Plan Category #3 (Residential - Low Density Multifamily) and Master Plan Category #5 (Residential - High Density Multifamily); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

*The following Zoning Board Application was voted on as Master Plan Amendment #MP-446 was approved.*

**COMPANION ZONING BOARD REFERRAL:**

1. **ZB APPLICATION #224-18 - MICHAEL J. CACACE; CACACE, TUSCH & SANTAGATA representing CONTINENTAL FAMILY HOLDINGS, LLC - 23 BARRY PLACE - Map Change:** Applicant is proposing to rezone 23 Barry Place from the current M-G (Manufacturing, General) to the proposed RM-1 (Multiple Family District - Low Density Design District) and RM-F (Multifamily Residence Design District) zoning districts.

The Applicant is proposing to change the Zoning District to correspond with the Master Plan category changes. The area proposed to be rezoned to RM-1 is coterminous with the area proposed to be changed to MP Category #3 fronting Barry Place (potential townhomes). RM-1 Zoning of this area would allow for 63 housing units at up to 2.5 stories in height and 25 percent maximum building coverage. There are pockets of RM-1 Zoning south on Fairfield Avenue. The area proposed to be rezoned to RM-F is coterminous with the area proposed to be changed to MP Category #5 (potential apartments). RM-F

Zoning of this area would allow for a maximum of 205 housing units at up to 4 stories in height and 35 percent maximum building coverage. Surrounding Zoning Districts are M-G to the north, R-6 (One family, two family) to the east and R-10 (One family) to the south covering the Innes Arden Golf Club. The nearest higher-density apartments are a half mile away over on the east side of Waterside, TGM Anchor Point, Baypointe and Stamford Landing (condo), the zoning of which permits a higher height (6 stories), slightly lower building coverage (30%), slightly lower permitted density (0.6 FAR) with bonuses for brownfield remediation and off-site improvements.

The site is serviced by low-speed (25 mph) local roads and Fairfield Avenue, which is a major collector road for local vehicles. The Traffic Report indicates that there would be over 100 vehicular trips during both AM and PM peak hours.

The Master Plan and Zoning Map changes align with:

- Master Plan Policy 6A to maintain residential neighborhood character by balancing new development with preservation of existing residential communities through greyfield redevelopment, supporting neighborhood revitalization by activating a long-vacant site.
- Master Plan Policy 6C to encourage development of mixed income housing by encouraging conversion of vacant office buildings to residential use.
- Housing Plan and Master Plan goals to provide a range of housing options for Stamford's workforce.

After some discussion, Mr. Tepper recommended *approval* of **ZB Application #224-18** and that this request is in general harmony with Master Plan Category #3 (Residential - Medium Density Single-Family); Mr. Perry seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Perry, Tepper and Totilo).

## ***REGULAR MEETING CONTINUED AFTER THE PUBLIC HEARING***

### ***PLANNING BOARD DISCUSSION:***

1. **STAMFORD VISION ZERO - LUKE BUTTENWIESER, TRANSPORTATION PLANNER; TRANSPORTATION, TRAFFIC & PARKING:** Presentation on the City's Vision Zero Action Plan and Initiative. Discussing how roadway safety intersects with Land Use, and how to incorporate Safe Systems Thinking into the Capital Budget Process. The Vision Zero Action Plan is Stamford's Citywide roadway safety plan to map out how to achieve zero roadway fatalities by 2032.

Frank Petise, Transportation Bureau Chief and Luke Buttenwieser, Transportation Planner, made a presentation and answered questions from the Board.

Next regularly scheduled Planning Board meetings are:

- June 11, 2024 (Regular Meeting)
- June 25, 2024 (Regular Meeting)
- Summer Hiatus - No Meetings in July

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:28 p.m.

Respectfully Submitted  
May 22, 2024

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](http://cityofstamford.granicus.com/ViewPublisher.php?view_id=20)