

**STAMFORD PLANNING BOARD  
DRAFT MINUTES - TUESDAY, NOVEMBER 12, 2024  
REGULAR MEETING & CAPITAL BUDGET  
VIA THE INTERNET & CONFERENCE CALL  
6:30 P.M.**

**ZOOM WEBINAR**

**Webinar ID: 823 6200 3501**

**Passcode: 881201**

---

---

Stamford Planning Board Members present were: Voting Members: Jay Tepper, Chair; Jennifer Godzeno, Vice Chair; Prasad Tungaturthy, Secretary (Arrived at 6:43 p.m.) and Ravi Subramanian. Alternate: Chester Salit. Absent: William Levin, Alternate. Present for staff: Lindsey Cohen, Associate Planner.

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

- Alice Knapp, Chief Executive Officer, Ferguson Library
- Cheryl Harper, Director of Administrative Services, Ferguson Library
- William Brink, Executive Director, Water Pollution Control Authority
- Anthony Romano, Management Analyst, Office of Policy & Management
- Emily Gordon, Principal Housing Planner
- Jonathan Gottlieb, President, Rippowam Corp.
- Carmen Colon, President & CEO, Pacific House
- Leah Kagan, Director of Economic Development
- Frank Petise, Transportation Bureau Chief
- Lyda Ruijter, Town Clerk
- Katherine LoBalbo, Director of School Construction, Board of Education
- Kevin McCarthy, Director of Facility Operations, Stamford Public Schools
- Joseph Kennedy, Director of Security, Board of Education
- Alec Iogman, Assistant Director of Technology Integration & Online Assessment, Board of Education

Mr. Tepper called the meeting to order at 6:31 p.m.

Mr. Tepper introduced the members of the Board and staff present and introduced the first item on the agenda.

**PLANNING BOARD MEETING MINUTES:**

**October 29, 2024:** After a brief discussion Mr. Salit moved to recommend *approval* of the Planning Board Capital Budget Minutes of October 29, 2024; Ms. Godzeno seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Tepper, Godzeno, Salit, and Subramanian). (Mr. Tungaturthy was ineligible to vote as he was absent at the October 29, 2024 meeting.)

**REQUEST FOR AUTHORIZATION:**

1. **LICENSE & OPERATING AGREEMENT by and between THE CITY OF STAMFORD (“CITY”) and OH MY GOSH, LLC (“OPERATOR”):** The City will grant to the Operator a non-exclusive, temporary, revocable license to use and occupy the Kitchen on the 4th Floor and an exclusive, temporary, revocable license to use and occupy the Snack Shop on the 1st Floor of the Stamford Government Center at 888 Washington Boulevard, Stamford, Connecticut. The term of this agreement shall commence on January 6, 2025 and terminate three (3) years thereafter. The Parties may, by mutual agreement, extend the Term of this Agreement for two (2) additional years provided that all other terms of this Agreement remain the same. The Operator shall pay the City an annual license and use fee of Four Thousand Dollars (\$4,000.00) in advance on January 6th of each year of the term. Hours of operation for the Snack Shop will be Monday through Friday from 7:00 a.m. to 4:00 p.m., except holidays as specified by the City’s Director of Operations.

Scott Butch, Director of Facilities & Sustainability, along with Chris Dellaselva, Assistant Corporation Counsel, made a presentation and answered questions from the Board.

After a brief discussion, Ms. Godzeno recommended approval of the License & Operating Agreement by and between the City of Stamford and Oh My Gosh, LLC. 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. Salit seconded the motion and passed unanimously with eligible members present voting, 4-0 (Tepper, Godzeno, Salit, and Subramanian).

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

1. **NEMOITIN PARK - PROJECT #001283 - TOTAL REQUEST \$1,100,000.00:** Nemoitin Park is adjacent to Hart Magnet Elementary School. It is both a well-used public park and a school playground serving the West Side and Downtown neighborhoods. The playground needs to be replaced, and significant upgrades are necessary for the softball field and site drainage.

Erin McKenna, Senior Planner, Land Use Bureau, made a brief presentation and answered questions from the Board.

After a brief discussion, Ms. Godzeno recommended approval of Nemoitin Park - Project #001283 with a Total Request of \$1,100,000.00. 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. Subramanian seconded the motion and passed unanimously with eligible members present voting, 5-0 (Tepper, Godzeno, Salit, Subramanian and Tungaturthy).

2. **LIONE PARK - PROJECT #CP8700 - TOTAL REQUEST \$1,500,000.00:** Lione Park redesign work to include relocating current parking lot and park amenities to ensure safety and quality of life concerns, including additional park amenities to activate the park.

Luke Bittenwieser, Transportation Planner; Transportation, Traffic & Parking, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Subramanian recommended approval of Lione Park - Project #CP8700 with a Total Request of \$1,500,000.00. 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. Salit seconded the motion and passed unanimously with eligible members present voting, 5-0 (Tepper, Godzeno, Salit, Subramanian and Tungaturthy).

3. **YERWOOD CENTER RENOVATIONS - PROJECT #CP9238 - TOTAL REQUEST \$2,000,000.00:** Building interior renovations; structural repairs and improvements.

Scott Butch, Director of Facilities & Sustainability, made a brief presentation and answered questions from the Board.

After a brief discussion, Ms. Godzeno recommended approval of the Yerwood Center Renovations - Project #CP9238 with a Total Request of \$2,000,000.00. 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. Tungaturthy seconded the motion and passed unanimously with eligible members present voting, 5-0 (Tepper, Godzeno, Salit, Subramanian and Tungaturthy).

4. **GOVERNMENT CENTER RENOVATIONS - PROJECT #CP3038 - TOTAL REQUEST \$201,361.17:** Security upgrades.

Scott Butch, Director of Facilities & Sustainability, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Subramanian recommended approval of the Government Center Renovations - Project #CP3038 with a Total Request of \$201,361.17. 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; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Tepper, Godzeno, Salit, Subramanian and Tungaturthy).

Mr. Tepper closed the Regular Meeting and opened the Capital Budget presentations.

Mr. Tepper offered congratulations to Mr. Tungaturthy on his election to the Board of Education. Mr. Tepper stated he hoped Mr. Tungaturthy would be able to serve on both Boards.

Mr. Tungaturthy explained that at this point there are no conflicts but regular meetings for the Board of Education will begin in January and he will see how everything progresses serving on both Boards.

**CAPITAL BUDGET PRESENTATIONS:**

1. Ferguson Library: Alice Knapp, Chief Executive Officer and Cheryl Harper, Director of Administrative Services.
2. Ferguson Library: Short Term Financing: Alice Knapp and Cheryl Harper.
3. Special Revenue - Water Pollution Control: William Brink, Executive Director.
4. Office of Administration - Anthony Romano, Management Analyst, Office of Policy & Management.
5. Office of Administration - Community Development/Housing: Emily Gordon, Principal Housing Planner; Jonathan Gottlieb, President, Rippowam Corp. and Carmen Colon, President & CEO, Pacific House.
6. Office of Administration - Economic Development: Leah Kagan, Director of Economic Development.
7. Operations - Traffic Engineering: Frank Petise, Transportation Bureau Chief.
8. Government Services - Town Clerk: Lyda Ruijter, Town Clerk.
9. Board of Education - Capital: Katherine LoBalbo, Director of School Construction.
10. Board of Education - Short Term Financing: Kevin McCarthy, Director of Facility Operations; Joseph Kennedy, Director of Security and Alec Iogman, Assistant Director of Technology Integration & Online Assessment.

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

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

Next regularly scheduled Planning Board meetings are:

- November 19, 2024 (Regular Meeting & Capital Budget Call-back)
- December 10, 2024 (Regular Meeting & Capital Budget Review)
- December 17, 2024 (Regular Meeting)
- January 7, 2025 (Regular Meeting & Public Hearing-Capital Budget)

There being no further business to come before the Board, Mr. Tepper adjourned the meeting at 9:11 p.m.

Respectfully Submitted  
November 13, 2024

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