

**STAMFORD PLANNING BOARD  
APPROVED MINUTES - WEDNESDAY, AUGUST 11, 2021  
SPECIAL MEETING  
VIA THE INTERNET & CONFERENCE CALL  
12:30 p.m.**

**JOIN ZOOM MEETING**  
**<https://us02web.zoom.us/j/89853229433>**

**Meeting ID: 898 5322 9433**  
**Passcode: 518013**

**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/89853229433>**; **OR**
- If not, then **Call-in** using the **phone number, Meeting ID & passcode** provided above.
- Sign-up for Planning Board meeting updates by emailing **[lcapp@stamfordct.gov](mailto: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](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](mailto:lcapp@stamfordct.gov)** or submit through a Chat message to the Planning Board Chair during the meeting.

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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; and Michael Totilo. Alternate: Stephen Perry. Absent: Jay Tepper, Vice Chair & Voting Member; Jennifer Godzeno, Secretary & Voting Member; Michael Buccino, Voting Member and William Levin, Alternate. Present for staff: David W. Woods, PhD, FAICP, Deputy Director of Planning; Mayor David Martin; Lou Casolo, Engineering Bureau Chief/City Engineer; Anthony Romano, Management Analyst, Office of Policy & Management and Lesley Capp, Planning Board Assistant. Others Present: Harry Day, President, Stamford Land Conservation Trust.

Ms. Dell called the meeting to order at 12:30 p.m., introduced the members of the Board and staff present and introduced the first item on the agenda.

**PLANNING BOARD MEETING MINUTES:**

**June 22, 2021 - Regular Meeting:** After a brief discussion, Mr. Totilo moved to recommend approval of the Planning Board Regular Meeting Minutes of June 22, 2021; Mr. Perry seconded the motion, and passed unanimously with eligible members present voting, 3-0 (Dell, Perry and Totilo)

**June 28, 2021- Special Joint Meeting with Board of Representatives & Board of Finance:** After a brief discussion, Mr. Totilo moved to recommend approval of the Planning Board Special Meeting Minutes of June 28, 2021; Mr. Perry seconded the motion, and passed unanimously with eligible members present voting, 3-0 (Dell, Perry and Totilo)

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:**

**1. OPEN SPACE ACQUISITION - PROJECT #001237 - TOTAL REQUEST \$1,500,000.00:**  
Acquisition of Parcel 2B-1 and 2A for \$3,000,000.00.

The City of Stamford is supporting The Stamford Land Conservation Trust in the purchase of 64 acres for the preservation of open space and protection of the Mianus River Watershed. The City has committed to fund up to \$1 million. The remaining amount, up to \$2 million, required to preserve the property is being privately financed through the efforts of The Stamford Land Conservation Trust.

In addition, the City of Stamford and SLCT will jointly submit an application to OSWA, Open Space & Watershed Land Acquisition Grant Program, for additional funding to support this acquisition. OSWA provides financial assistance to municipalities and nonprofit land conservation organizations to acquire land for open space.

The acquisition will result in linking together a total of 245 acres of preserved open space. The properties will be available for public access with trails and recreational use. These properties are identified 6th and 7th most important properties to be protected as part of the Mianus River Watershed.

Mayor Martin and Mr. Day both made presentations and answered questions from the Board.

After a brief discussion, Mr. Totilo recommended approval of the Open Space Acquisition - Project #001237 with a Total Request of \$1,500,000.00 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. Perry seconded the motion and passed unanimously with eligible members present voting, 3-0 (Dell, Perry and Totilo).

**2. DISTRICT-WIDE BOILER & BURNER REPLACEMENT - PROJECT #C5B613 - TOTAL REQUEST \$300,000.00:** Northeast Elementary School heating plant has two (2) hot water boilers. Currently one boiler is down due to cracked heat transfer vertical cast iron sections. Board of Education Facilities requested the Engineering Department upgrade the heating plant with efficient condensing gas fired boilers. Three bids were received on July 1, 2021. Allstate Construction submitted the lowest bid, which is fair & reasonable (\$621,160.00). There is a risk for the school to operate with only one boiler in the winter months with a failing heating plant, which may result in a school shutdown. After the Northeast Boiler project award, Capital Account CSB613 - District-wide Boiler & Burner Replacement has a balance of \$110,874.00.

There is an ongoing heating plant upgrade project at Rippowam Middle School. While construction is underway at Rippowam Middle School & Northeast Elementary School, temporary heating & hot water systems will be required to keep both schools operational until new equipment is ready for switchover.

The remaining balance in the Capital Account will not be enough to support the rental cost of temporary heating & hot water systems required for Northeast Elementary & Rippowam Middle Schools.

Project duration is 4 months and the heating season switchover occurs in October. We are anticipating a 3 month rental of temporary units and requesting supplemental appropriation in the amount of \$300,000.00 for Capital Account C5B613 to fund the completion of both projects.

Mr. Casolo made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Perry recommended approval of the District-wide Boiler & Burner Replacement - Project #C5B613 with a Total Request of \$300,000.00 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. Totilo seconded the motion and passed unanimously with eligible members present voting, 3-0 (Dell, Perry and Totilo).

**NEW BUSINESS:**

As Dr. Woods had given notice to the Board that he would be leaving employment with the City of Stamford, on behalf of the Planning Board, Ms. Dell offered Dr. Woods their congratulations and best wishes for continued success in his new position.

Ms. Dell and Mr. Romano had a brief discussion about procedure for the upcoming Capital Budget.

Ms. Dell advised the Board that Master Plan Amendment #MP-441 - Signal Road has been tentatively scheduled for November 30, 2021. Ms. Dell explained that there were some issues with documentation being submitted late to the Harbor Management Commission and not enough time for their review. Ms. Dell stated she spoke with Joseph Capalbo, the applicant's representative, and with the Harbor Management Commission to notify both parties of the public hearing date change.

Next regularly scheduled Planning Board meetings are:

- August 31, 2021
- September 14, 2021

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 1:11 p.m.

Respectfully Submitted

August 13, 2021

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)