

**STAMFORD PLANNING BOARD  
APPROVED MINUTES - TUESDAY, SEPTEMBER 14, 2021  
REGULAR MEETING  
VIA THE INTERNET & CONFERENCE CALL  
6:30 p.m.**

**JOIN ZOOM MEETING**

**<https://us02web.zoom.us/j/84458204167>**

**Meeting ID: 844 5820 4167**

**Passcode: 305817**

**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/84458204167>**; **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; Jay Tepper, Vice Chair; Jennifer Godzeno, Secretary; Michael Buccino and Michael Totilo. Alternates: William Levin and Stephen Perry (Arrived 7:00 p.m.). Present for staff: Ralph Blessing, Land Use Bureau Chief; Cindy Grafstein, Special Assistant to the Mayor and Chris Dellaselva, Assistant Corporation Counsel.

Ms. Dell called the meeting to order at 6:35 p.m., introduced the members of the Board and staff present and introduced the first item on the agenda.

**PLANNING BOARD MEETING MINUTES:**

**August 11, 2021 - Special Meeting:** As Mr. Perry was not in attendance yet, Ms. Dell held approval of the August 11, 2021 meeting minutes until Mr. Perry arrived.

**August 31, 2021 - Regular Meeting:** After a brief discussion, Mr. Buccino moved to recommend approval of the Planning Board Regular Meeting Minutes of August 31, 2021; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo)

**REQUEST FOR AUTHORIZATION:**

- 1. LEASE AGREEMENT BY and BETWEEN THE CITY OF STAMFORD and DOMUS KIDS, INC. - 83 LOCKWOOD AVENUE:** The City of Stamford (“Lessor”) hereby leases and demises to Domus Kids, Inc. (“Lessee”) and the Lessee hereby takes from the Lessor, the property and improvements commonly known as 83 Lockwood Avenue, Stamford, Connecticut (“Demised Premises”). The initial Term of this Lease shall be for a period of three (3) years commencing retroactively on July 1, 2019 and terminating June 30, 2022. The Term will auto renew for one (1) year every year thereafter unless terminated by either party at any time with no less than sixty (60) days’ notice. The Lessee shall pay Lessor Fifty Five Thousand Eight Dollars (\$55,008.00) per year in monthly installments of Four Thousand Five Hundred Eighty Four Dollars (\$4,584.00). Lessee shall also pay Lessor any and all rents received from subleasing portions of the Demised Premises on a long-term basis, including, but not limited to, Lessee’s sublease to the Childcare Learning Center, Inc.

Mr. Blessing made brief comments and then introduced Cindy Grafstein, Special Assistant to the Mayor and Chris Dellaselva, Assistant Corporation Counsel, who both provided details on the Lease Agreement and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended approval of the Lease Amendment by and between The City of Stamford and Domus Kids, Inc. - 83 Lockwood Avenue. 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, Totilo and Tepper).

**ZONING BOARD REFERRALS:**

- 1. ZB APPLICATION #221-25 - CITY OF STAMFORD-ZONING BOARD - Text Change:** Applicant is proposing, as part of the Omnibus Text Change, to amend Section 9.F TCD-D Transportation Center Design District, amend Section 3 to add definition of terms related to Transfer of Development Rights among other changes. The amendments to the TCD-D are intended to implement the goals of Master Plan Category #16 and various planning studies for the train station area to encourage high-density mixed-use development, provision of amenities for commuters, residents and employees and enhance connectivity between Downtown and the South End.

Last year, the Planning Board approved Master Plan Text and Map changes that created new Master Plan Category 16 (Transit-Oriented Development District). The proposed TCD-D text changes implement the goals of this new Master Plan category. Currently, the text changes would affect only the areas already mapped TCD-D (the Charter Communications site and Metro Tech and Metro Center sites) but the TCD-D is intended to also be applied to other areas within Master Plan Category 16. This, however, would require a separate Zoning Map application, which is currently not filed.

Ms. Dell announced that two letters were received late today regarding this application from David Kooris, President, Downtown Special Services District and Sue Halpern, President, South End NRZ.

Mr. Blessing made an extensive presentation, discussed the two letters received and answered questions from the Board.

After some discussion, Mr. Tepper recommended **approval** of **ZB Application #221-25** and that this request is compatible with the neighborhood and consistent with Master Plan Category #16 (Transit-Oriented Development District); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

As Mr. Perry was in attendance, Ms. Dell called for approval of the meeting minutes from August 11, 2021.

**August 11, 2021 - Special Meeting:** After a brief discussion, Mr. Perry moved to recommend approval of the Planning Board Special Meeting Minutes of August 11, 2021; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 3-0 (Dell, Perry and Totilo).

**NEW BUSINESS:**

Ms. Dell reminded the Board that Capital Budget meetings will begin mid-October (first meeting scheduled for October 19, 2021) and that all the Capital Budget meetings will begin at 6:30 p.m. instead of 6:00 p.m.

Ms. Dell also stated the Board of Representatives passed their resolution for Representatives Lindsay Miller and Gary Palomba to attend the Capital Budget meetings.

Next regularly scheduled Planning Board meetings are:

- September 28, 2021
- October 5, 2021

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:01 p.m.

Respectfully Submitted

September 16, 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)