

**STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, OCTOBER 5, 2021
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
6:30 P.M.**

JOIN ZOOM MEETING
<https://us02web.zoom.us/j/81373245350>

Meeting ID: 813 7324 5350
Passcode: 926245

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/81373245350>; **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.

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
- 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 or submit through a Chat message to the Planning Board Chair during the meeting.

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Jennifer Godzeno, Secretary; Michael Buccino and Michael Totilo. Alternate: Stephen Perry. Absent: William Levin, Alternate. Present for staff: Vineeta Mathur, Acting Principal Planner.

Ms. Dell called the meeting to order at 6:30 p.m., introduced the members of the Board and staff present and introduced the first item on the agenda.

PLANNING BOARD MEETING MINUTES:

September 28, 2021: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of September 14, 2021; Mr. Buccino seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo)

REQUEST FOR AUTHORIZATION:

1. AMENDED AND RESTATED LEASE FOR THE SMITH HOUSE SKILLED NURSING FACILITY AND SCOFIELD MANOR THE RESIDENTIAL CARE HOME - 88 ROCK RIMMON ROAD:

Amended and Restated Lease for The Smith House Skilled Nursing Facility and Scofield Manor The Residential Care Home. This agreement amends the original Lease for The Smith House Skilled Nursing Facility, which became effective on May 2, 2017. Approval of the Amended and Restated Lease is requested to enable Charter Oak Communities to transfer the operations of Scofield Manor to Center Management.

Center Management currently operates ‘The Smith House’ located at 88 Rock Rimmon Road authorized by the Original Lease. The proposed amendment will allow them to assume the operation of ‘Scofield Manor’, a Residential Care Facility located in close proximity at 614 Smith Town Road and is currently operated by Charter Oak Communities. The obligations of the new Tenant (Center Management) are stated in Term #6 of the Amended and Restated Lease.

Mayor David Martin; Laura Burwick, Special Assistant to the Mayor and Vincent Tufo, CEO, Charter Oaks Communities, made presentations and answered questions from the Board. Jackie Figueroa, Deputy Executive Director, Charter Oaks Communities also answered questions from the Board.

After some discussion, Mr. Totilo recommended approval of the Amended and Restated Lease for The Smith House Skilled Nursing Facility and Scofield Manor the Residential Care Home - 88 Rock Rimmon road. 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. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Totilo and Tepper).

ZONING BOARD REFERRALS:

- ZB APPLICATION #221-28 - TPS ASSOCIATES, LLC & LGS, LLC - 248 WEST AVENUE - Text Change:** Applicant is requesting a Text Change to the NX-D District (Neighborhood Mixed-Use Design District) to allow for wall signs up to eight (8) feet in height on front building facades of buildings adjacent to highways.

The Applicant requests a minor amendment to the signage requirements of the NX-D district to allow wall signs up to 8 feet in height for industrial uses fronting the highway. The NX-D regulations currently reference the Architectural Review Design District (ARDD) standards, which do not permit signs larger than 4 feet in height on the first five stories (per Section 7.6.D.7). While the current ARDD standard is appropriate for areas within the mixed-use neighborhood, which include residential properties, this size limitation is restrictive for industrial uses such as the Acura dealership, which faces away from the neighborhood and desires visibility from the highway system.

Ms. Mathur and Deborah Brancado, of Carmody Torrance Sandak Hennessey, LLP, representing the applicants, both provided further details on this application and answered questions from the Board.

After a brief discussion, Mr. Tepper recommended **approval** of *ZB Application #221-28* with the recommendation the Zoning Board add language that signage be kept simple and the background sign color be along the same color as the building and that this request is compatible with the neighborhood and is consistent with Master Plan Category #13 (Industrial - General); Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

NEW BUSINESS:

Review of 2022 Meeting Calendar.

Ms. Dell asked the Board if the 2022 calendar was acceptable as presented and all agreed with no changes.

Next regularly scheduled Planning Board meetings are:

- October 12, 2021 (Special Joint Meeting with Board of Finance - BEGINS AT 7:00 P.M.)
- October 19, 2021 (Capital Budget - BEGINS AT 6:30 P.M.)
- October 26, 2021 (Capital Budget - BEGINS AT 6:30 P.M.)

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:41 p.m.

Respectfully Submitted

October 8, 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