

**STAMFORD PLANNING BOARD  
APPROVED MINUTES - TUESDAY, OCTOBER 19, 2021  
REGULAR MEETING & CAPITAL BUDGET  
VIA THE INTERNET & CONFERENCE CALL  
6:30 P.M.**

**JOIN ZOOM MEETING**

**<https://us02web.zoom.us/j/89631384380>**

**Meeting ID: 896 3138 4380**

**Passcode: 038572**

**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/89631384380>; **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 (Left Meeting at 7:50 p.m.); Michael Buccino and Michael Totilo. Alternates: Stephen Perry and William Levin. Present for staff: Ralph Blessing, Land Use Bureau Chief; Kathryn Emmett, Director of Legal Affairs; Trevor Roach, Fire Chief; Lindsay Miller, Board of Representatives, District # (Joined Meeting at 7:50 p.m.) and Gary Palomba, Board of Representatives, District # (Joined Meeting at 7:50 p.m.).

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

- Miguel Robles, Assistant Fire Chief
- Ted Jankowski, Director
- Scott Duckworth, Police Captain

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:**

**October 5, 2021 (Tabled from October 12, 2021 Meeting):** After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Regular Meeting Minutes of October 5, 2021; Mr. Buccino seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo)

**October 12, 2021:** After a brief discussion, Mr. Buccino moved to recommend approval of the Planning Board Regular Meeting Minutes of October 12, 2021; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo):

Ms. Dell called for a motion to bring forward the Zoning Board Referral.

Mr. Buccino made a motion to bring forward Zoning Board Application #221-26 - West Avenue Industrial, LLC - 650 West Avenue; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo)

**ZONING BOARD REFERRAL:**

1. **ZB APPLICATION #221-26 - WEST AVENUE INDUSTRIAL, LLC - 650 WEST AVENUE (a.k.a. 419-650 WEST AVENUE) - Site & Architectural Plans and/or Requested Uses and Special Permit:** Applicant is proposing to demolish 419A West Avenue (approximately 70,000 sq. ft.) currently used as office space and construct a new ±74,891 sq. ft. building in the same general location to be used as flex-industrial space and associated offices. The sky bridge connecting 419A and 419B West Avenue will be removed and there will be modest modifications to Building 419B. There will be no changes to the building at 650 West Avenue. Property is located in the M-G Zone.

The Applicant is proposing to redevelop the building at 419B West Avenue by constructing a new building with a use which is permitted as-of-right in the M-G zoning district. The applicant requires a Special Permit because the size of the property and the building fall within the parameters of a Large Scale Development. The proposed development will allow the industrial complex to be upgraded with a more functional building and result in improvements to the site. The proposed flex-industrial use will attract new businesses to Stamford with a state-of-the-art industrial building; therefore, staff recommends approval of the application. The applicant has been working with City staff to incorporate comments related to building and site design.

William Hennessey, Partner, along with Rachel Breslin, Attorney and Rob Prior, Site Engineer, of Carmody Torrance Sandak Hennessey, LLP made a presentation and answered questions from the Board.

John Vaccaro, Building Owner, made comments and answered questions from the Board.

After a brief discussion, Mr. Totilo recommended **approval** of **ZB Application #221-26** and that this request is compatible with the neighborhood and is consistent with Master Plan Category #13 (Industrial - General); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

Ms. Dell called for a motion to suspend the Regular Meeting and move into Executive Session to discuss the Fairview Avenue Beach Access with Kathryn Emmett, Director of Legal Affairs.

Mr. Tepper made a motion to suspend the Regular Meeting and move into Executive Session to discuss the Fairview Avenue Beach Access with Kathryn Emmett, Director of Legal Affairs; Mr. Buccino seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Buccino, Godzeno, Tepper and Totilo).

Ms. Dell suspended the Regular Meeting at 7:00 p.m. and the Planning Board moved into Executive Session while Mr. Romano held the Regular Meeting open until the Board finished their discussion and returned.

**EXECUTIVE SESSION:**

**FAIRVIEW AVENUE BEACH ACCESS (Subdivision #3220):** Update by Kathryn Emmett, Director of Legal Affairs & Corporation Counsel.

The Capital Budget portion began immediately following the Executive Session.

Ms. Dell called the meeting back to order at 7:51 p.m. and began the Capital Budget presentations.

Ms. Dell suggested Anthony Romano, Management Analyst, Office of Policy & Management, begin the presentations for the Office of Public Safety, Health & Welfare until Ted Jankowski, Director, joined the meeting.

Ms. Dell commented that when the new Mayor is elected in November, herself, Mr. Blessing and Mr. Romano will meet with the new Mayor to go over the Capital Budget.

Ms. Dell stated that projects to be submitted are those which will be finished within one-year of funding and any projects financed with bonds which have a useful life equal to or exceeding the bond repayment period. Requests submitted should be clearly prioritized based on what is provided for the greatest value to the City and to the taxpayers; departments should put their submissions in order from the most important to the least important and any prior year approvals should be the first items that a department suggests to the Planning Board. If they are not, explanations should be provided as to why those projects were not done last year. The safe debt limit will be set by December 15th. Ms. Dell explained that in conversations with Sandy Dennies, Director of Administration, the safe debt limit will be approximately \$40M unless the new Mayor feels it should be higher and of that \$40M, \$10M will be dedicated to City projects (i.e. paving and budget projects approved last year) which will leave \$30M for this year's project requests.

Ms. Dell introduced Board of Representative members Lindsay Miller and Gary Palomba attending as per the 30th Board of Representatives Resolution No. 4102. Ms. Dell also announced that the Board of Finance was also invited to attend but declined participation.

Ms. Dell stated the departments presenting are the Office of Public Safety, Health & Welfare and the Stamford Fire Department. Ms. Dell introduced Mr. Romano.

Mr. Romano suggested beginning with the Stamford Fire Department since they were present.

**CAPITAL BUDGET PRESENTATIONS:**

1. Stamford Fire Department: Assistant Chief Michael Robles

Ted Jankowski joined the meeting at 8:15 p.m. and presented for the Office of Public Safety, Health & Welfare.

2. Office of Public Safety, Health & Welfare: Ted Jankowski, Director
3. Office of Public Safety, Health & Welfare - Short Term Financing: Capital: Ted Jankowski
4. Stamford Police - Department Wide: Captain Scott Duckworth

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

- October 26, 2021 (Capital Budget)
- November 3, 2021 (SPECIAL MEETING - WEDNESDAY - Capital Budget)
- November 9, 2021 (Capital Budget)
- November 16, 2021 (Regular Meeting & Capital Budget-Potential Call-back)

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:37 p.m.

Respectfully Submitted

October 21, 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)