STAMFORD PLANNING BOARD
REGULAR MEETING
MINUTES, TUESDAY, JUNE 2, 2015
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair, Claire Fishman, Jennifer Godzeno, William Levin, Roger Quick, Jay Tepper. Absent:, Zbigniew Naumowicz and Michael Totilo. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner, Michael Handler, Director of Administration, and Lou Casolo, PE, City Engineer.

Ms. Dell, Chair called the meeting to order at 6:30 p.m., introduced the members of the Board and announced that Mr. Naumowicz and Mr. Totilo were going to be absent. Ms. Dell stated for the Record that Mr. Levin would be voting on all items. Ms. Dell introduced the first item.

***REQUEST FOR AUTHORIZATION:***

Mr. Tepper moved to take Item #4 as Item #1; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Quick, and Tepper).

**Mill River Park Collaborative - Renewal of Amended and Restated Agreement dated May 7, 2015**. Term of Agreement shall be 10 years commencing on July 1, 2015 and terminating on June 30, 2025. Since June 2006, the Mill River Collaborative has worked with the City through a public/private partnership to not only build and program the Mill River Park, but also to develop, maintain, offer public assistance, and to make public improvements through a memorandum of agreement. The purpose of this agreement is to explicitly address the terms of the agreement as well as to renew and amend this agreement, specifically continuing (from 2013) the Collaborative's commitment to raise and to expend annually a minimum of $500,000 for "development, programming, operations, maintenance, repairs, landscaping…"; the City commits to make "reasonable efforts to pay the Collaborative a minimum amount of $500,000 a fiscal year ("Funding Goal") - exclusive of capital project budget or other TIF revenue. After a brief discussion, Mr. Tepper moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Mr. Levin seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Quick, and Tepper).

***HOYT-BARNUM HOUSE***

The three agenda items below relating to the relocation of the Hoy-Barnum House from 713 Bedford Street to 1508 High Ridge Road are all interrelated. However, each agenda item will need its own resolution.

Michael Handler, Director of Administration and Lou Casolo, PE, City Engineer as the representatives for the City, made a presentation and answered the Board's questions outlining the three items below:

**BACKGROUND:**
The City is in the process of developing plans to build a new Police Headquarters building in the vicinity of the existing Police Headquarters building located at 805 Bedford Street (see aerial photo below). In order to facilitate this effort, the City is working with the current owners of two adjacent properties on Bedford Street - the Stamford Historical Society (Hoyt-Barnum House - 713 Bedford Street) and the

Plotnick Property (671 Bedford Street, which the Planning Board previously recommended approval to purchase this parcel at its 3/31/15 meeting for $497,500.00).

The City has been working with its Historic Preservation Advisory Commission (HPAC) and the Stamford Historical Society, whose powers and duties are laid out in the Charter as Sec. C6-200-3: "Powers and Duties of the Historic Preservation Advisory Commission." The HPAC shall only be *advisory* to the Land Use Boards and Commissions of the City regarding issues concerning historic preservation within the City.

During earlier meetings with HPAC it is important to note that all of the conditions of the draft Memorandum of Agreement included all of the recommended conditions sans one, which is develop as strategy and plan with all stakeholder groups "before" an action is taken with the Board regarding demolition permit, purchase of property, and developing the RFP for hiring the architect and expert movers to move this historically significant building. From a planning perspective, the problem with this suggestion is that all of these efforts and the City is committed to working with all the stakeholders throughout this process, including using the expertise of the various stakeholder groups - it is a timing issue, if the City waits for six to eight months for the plan and have all the pieces in place before starting this process, it could take another four to six months for all the approvals to be in place. The Staff recommended approval with the covenant that the City will work with HPAC, HNP and the Historical Society to keep the integrity of Hoyt-Barnum House and continue to work with the City.

1. **MEMORANDUM OF AGREEMENT RE: THE PURCHASE/SALE OF 713 BEDFORD STREET FOR NEW POLICE STATION AND MOVING THE HOYT-BARNUM HOUSE TO 1508 HIGH RIDGE ROAD**. This is for the purchase and sale of the property from the Stamford Historical Society located at 713 Bedford Street for $200,000 (paragraph #6) and to relocate the historic Hoyt-Barnum House to the lot owned and operated by the Stamford Historic Society located at 1508 High Ridge Road (see the second aerial below). Once the property is relocated the City will pay the Society $1,000,000 with conditions (see paragraph #11).

2. **EXTENSION OF THE LEASE FOR THE PROPERTY AT 1508 HIGH RIDGE ROAD PURSUANT TO THE ABOVE AGREEMENT AND APPRAISAL.** *This* is for the extension for the lease to the Historical Society to operate its existing and future operations on the parcel across from the Stamford Museum located at 1508 High Ridge Road (see aerial 2 below)

3. **DEMOLITION OF THE BUILDING LOCATED ON THE CURRENT PLOTNICK PROPERTY AT 671 BEDFORD STREET.** This is for the demolition of the Plotnick Property at 671 Bedford Street, which the Planning Board recommended approval of at its March 31, 2015 meeting.

Lynn Drobbin, Chair, Historical Preservation Advisory Commission (HPAC) spoke about HPAC's concerns and urged the Board to delay making a decision until HPAC has met on June 9, 2015 and issued its recommendation.

**HPAC's Concerns:**

1. Need for a formal HPAC review at a special meeting, which HPAC had time for. [NOTE: HPAC had time to hold a special meeting but chose not to, and it is clear that almost all of HPAC's members commented on the latest version of the Memorandum of Agreement as shown by the May 26, 2015 memorandum from HPAC. HPAC made extensive recommendations in its memorandum

of April 21, 2015 and the City included almost all of them in the revised Memorandum of Agreement that was before the Planning Board. The one request of HPAC that neither the City nor the Stamford Historical Society would include was to delay posting the demolition permit notice which requires a 180-day delay before final action.]

2. The applicant needs to show that alternatives to demolition have been explored and assessed.
3. Lack of a timeline for construction.
4. Reservations about some provisions to the Memorandum of Agreement.
5. HPAC is willing to use its expertise to help guide the City's RFP process.
6. The term "renovations" needs to be changed to "restoration."

**Pam Coleman, Chair, Stamford Historical Society (SHS), Owner of Hoyt-Barnum House:**

1. Agreement is to move this historic house from its current location adjacent to Police Headquarters to SHS's campus at 1508 High Ridge Road.
2. The timeline between the City and SHS is to have it moved into place by April 2016.
3. The City met with SHS's Board and showed conceptual drawings regarding building above the existing location and this clearly would not have worked.

**Wes Haynes, Executive Director, Historic Neighborhood Preservation Program (HNPP):**

1. HNPP does not oppose the move, however they are worried about (a) the timing; (b) the lack of a comprehensive plan and strategy and (c) the need for one architect/contractor to correctly take the building apart and put it back together once at its North Stamford location.
2. HPAC should serve as the lead agency for the City. [NOTE: By Charter, HPAC does not have the authority to approve anything; therefore, HPAC cannot serve as lead agency.]
3. The City has not issued a Historical Structure Report.

**MOTIONS:**

**MEMORANDUM OF AGREEMENT RE: THE PURCHASE/SALE OF 713 BEDFORD STREET FOR NEW POLICE STATION AND MOVING THE HOYT-BARNUM HOUSE TO 1508 HIGH RIDGE ROAD:** After an extensive discussion, Mr. Tepper moved to recommend approval of this request, and that this request is consistent with Connecticut General Statue Section 8-24 and Section C6-30-13 of the City Charter and finds them both 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. Fishman seconded the motion, and passed with eligible members present voting three in favor (Dell, Fishman, Tepper) and two opposed (Levin and Quick).

**EXTENSION OF THE LEASE FOR THE PROPERTY AT 1508 HIGH RIDGE ROAD PURSUANT TO THE ABOVE AGREEMENT AND APPRAISAL:** After a brief discussion, Mr. Quick moved to recommend approval of this request and that this request is consistent with Connecticut General Statue Section 8-24 and Section C6-30-13 of the City Charter and finds them both 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. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Quick, and Tepper).

**DEMOLITION OF THE BUILDING LOCATED ON THE CURRENT PLOTNICK PROPERTY AT 671 BEDFORD STREET*:*** After a brief discussion, Mr. Tepper moved to recommend approval of this request and that this request is consistent with Connecticut General Statue Section 8-24 and Section C6-30-13 of the City Charter and finds them both 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. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Quick, and Tepper).

***PLANNING BOARD MEETING MINUTES:***

Meeting of 5/26/15: After a brief discussion, Mr. Quick moved to recommend approval of this request and that this request is consistent with the 2015 Master Plan; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Quick, and Tepper).

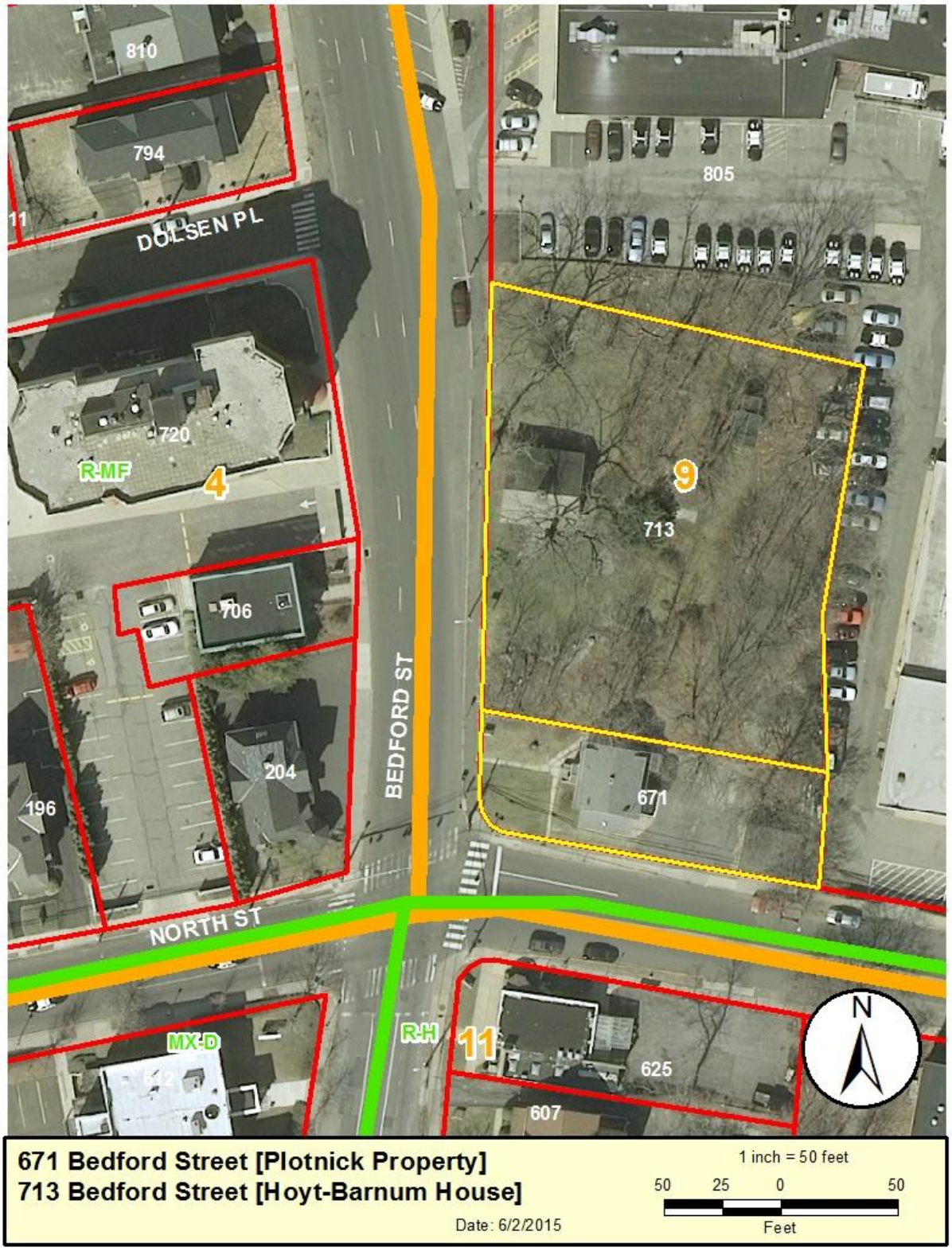
***OLD BUSINESS***

Mr. Quick requested an update about the Stamford Advocate cost for printing the Planning Board Agenda each week, Dr. Woods stated he will get back to the Board [the answer is approximately $300.00 a week well beyond the LUB budget].

Dr. Woods reminded the Board that the June 9th meeting is a joint meeting of all the boards to hear two presentations – from 6:30 to 7:30 p.m. Tom Hennick, the Public Education Officer of the State Freedom of Information Commission will speak and at 8:00 p.m. Goody Clancy will make its final presentation on Glenbrook/Springdale TOD Study.

***NEW BUSINESS***

Next regularly scheduled Planning Board meetings are:
6/9/15
6/16/15 - CANCELLED
6/23/15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196
671
NORTH ST
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671 Bedford Street [Plotnick Property]
713 Bedford Street [Hoyt-Barnum House]
Date: 6/2/2015
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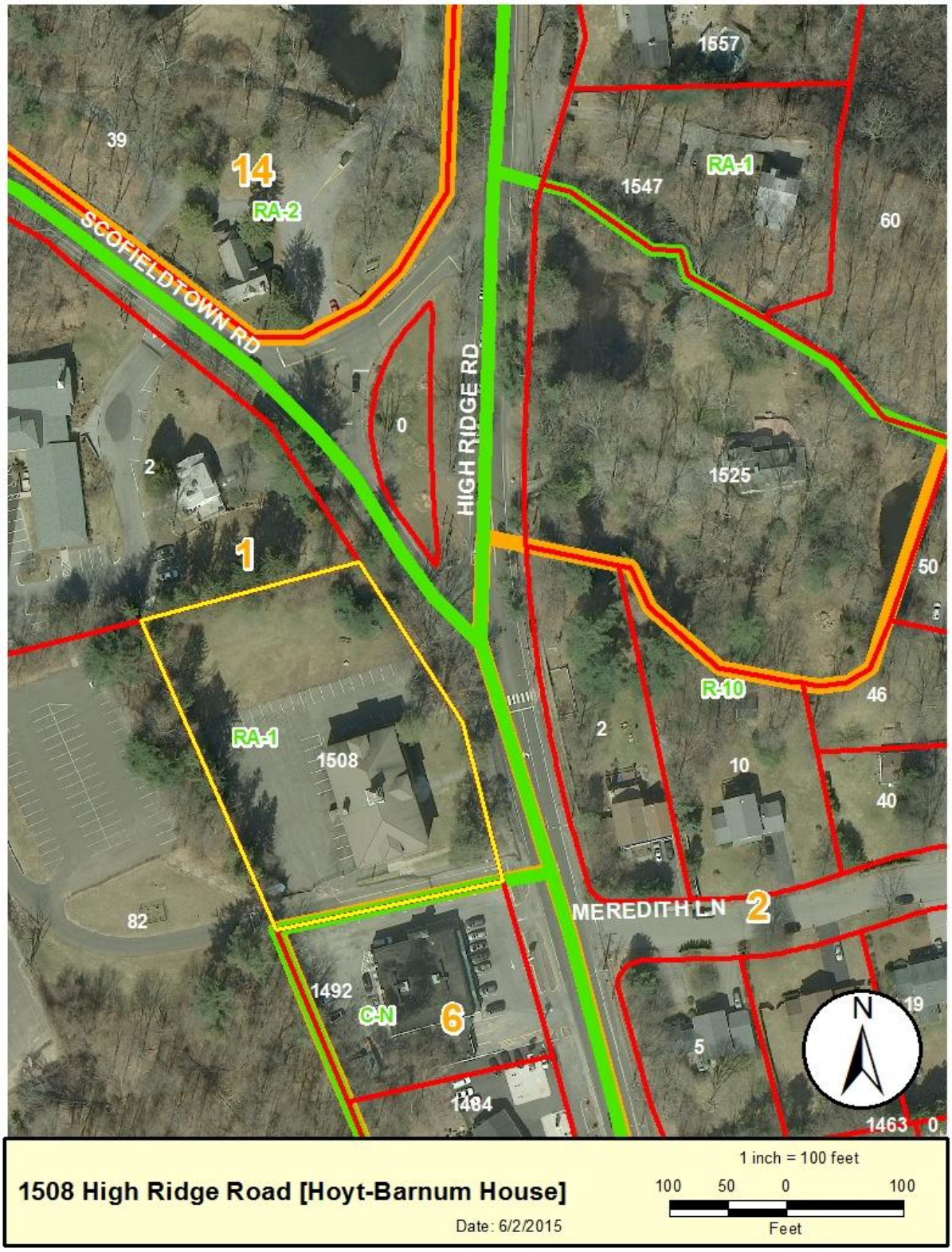
Feet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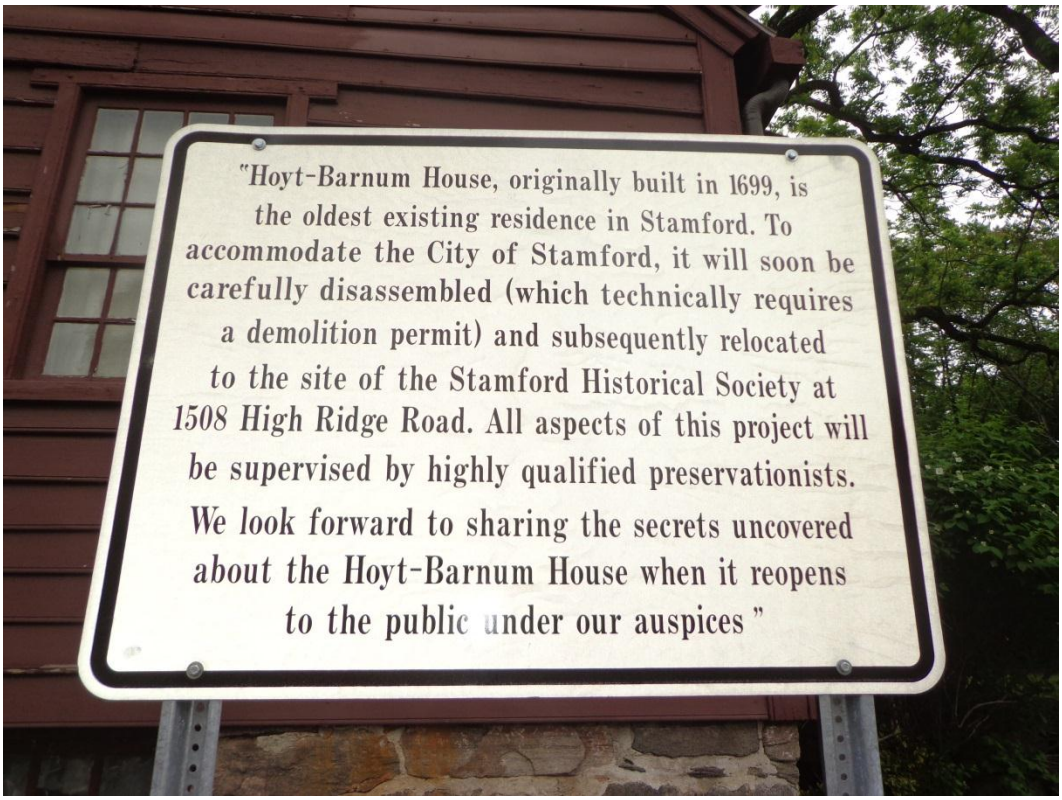
1508 High Ridge Road [Hoyt-Barnum House]
Date: 6/2/2015




Hoyt-Barnum House

Hoyt-Barnum House
713 Bedford Street

Plotnick Property
671 Bedford Street