

**STAMFORD PLANNING BOARD**  
**APPROVED MINUTES - TUESDAY, APRIL 12, 2016**  
**REGULAR MEETING - 4TH FLOOR CAFETERIA**  
GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

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Stamford Planning Board Members present were: Voting Members: Jay Tepper, Acting Chair; Claire Fishman, Secretary; Jennifer Godzeno; and Michael Totilo. Alternate: William Levin. Absent: Theresa Dell, Chair. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner. Additional City staff: James Minor, Assistant Corporate Counsel; Thomas Cassone, Special Counsel to the City.

Mr. Tepper, Acting Chair, called the meeting to order at 6:30 p.m. and introduced the members of the Board. Mr. Tepper introduced the first item.

**SUBDIVISIONS:**

**1. SUBDIVISION APPLICATION #4027 - 165 BOUTON STREET WEST:** The applicant for 165 BSW, LLC, property located at 165 Bouton Street West, Stamford, CT, filed with the Planning Board for a two-lot subdivision approval to subdivide said combined properties back into two building lots in conformance with the R-10 Zoning District specifications. The property is located on the north side of Bouton Street West about 450 feet west of Minivale Road.

Leonard D'Andrea made a request to create a 2-lot subdivision at 165 Bouton Street West as shown in the Staff Report. This 2-lot subdivision meets all Zoning, Master Plan and Subdivision Regulations. Mr. D'Andrea was available to answer any questions that were not addressed in the Staff Report. After a brief discussion, Mr. Totilo recommended approval of this subdivision with conditions; and this is consistent with the 2015 Master Plan; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Fishman, Godzeno, Levin, Tepper and Totilo). The conditions are listed below:

- a. Prohibition of in-ground fuel oil storage tanks; propane excepted. (Note on the Record Plan).
- b. Significantly sized trees shall be preserved to the greatest extent feasible (Note on the Record Plan).
- c. Site development shall not begin until the final soil erosion and sedimentation control plan is reviewed by Environmental Protection Board Staff and those approved elements are properly installed and are functional (Note on the Record Plan).
- d. Submission of a standard, City of Stamford, Drainage Facilities Maintenance Agreement to ensure the full and proper function of drainage facilities installed on the property (Note on the Record Plan).
- e. Submission of a performance surety prior to the start of site activity and issuance of a zoning permit, to secure the full and proper completion of all temporary and permanent erosion/construction controls, drainage, and professional supervision/ certifications (Note on the Record Plan).
- f. Subdivision reference number to be placed on Final Map [4027]

**REQUEST FOR AUTHORIZATION:**

- 1. NOTICE OF INTENT TO DISCONTINUE WATERSIDE PLACE AND UNNAMED HIGHWAY AFFECTING PROPERTIES OWNED BY O&G INDUSTRIES, INC. AND THE CITY OF STAMFORD, CT:** The City of Stamford and O&G Industries, Inc. request Planning Board review to discontinue Waterside Place and Unnamed Highway. Board of Representatives Resolution #3603 stating the intention to discontinue Waterside Place and Unnamed Highway, as well as the Mayor's Report on the discontinuance are available for public inspection at the Town Clerk's Office, Stamford City Hall, 888 Washington Blvd., Stamford, CT during normal business hours. The Director of Administration's public hearing was held on March 22, 2016. The affected property is generally described as follows: Waterside Place and Unnamed Highway begins at land owned by the City of Stamford comprising what is Davenport Street and continues to additional land owned by the City of Stamford comprising what is Pulaski Street in said City of Stamford. The total area of Waterside Place and Unnamed Highway is 18,280.35 square feet (.42 acres). Jacqueline Kaufman, attorney with Carmody Torrance Sandak Hennessey, made a brief presentation outlining this request. The applicant has been working with the Land Use Bureau for some time to ensure that this request is done correctly. After a brief discussion, Ms. Godzeno recommended approval of the discontinuance of Waterside Place and Unnamed Highway; and this request is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Fishman, Godzeno, Levin, Tepper and Totilo).
- 2. DISCONTINUANCE OF PORTION OF DIVISION STREET WEST OF CLINTON AVENUE - MAYOR'S REPORT & DIRECTOR OF ADMINISTRATION'S REPORT:** Pursuant to Section C8-60-1 of the City Charter and City Code of Ordinances Section 214-40 et seq, the Mayor and Director of Administration have submitted their respective reports for consideration by the Planning Board. The subject of these reports is the proposed discontinuance of the portion of Division Street which is west of Clinton Avenue. Lisa Feinberg, also of Carmody Torrance Sandak Hennessey, made a presentation to the Board outlining the purpose and intent of requesting this discontinuance of a portion of Division Street West of Clinton Avenue. This request, by the Applicant, is supported by Mayor Martin and Michael Handler, Director of Administration, as required by Section C8-60-1 of the City Charter. The request for the road discontinuance is one of multiple approvals necessary to facilitate the expansion of Mill River Park in this area and the redevelopment of land on either side of the roadway proposed for discontinuance. The Applicant will return in the near future in connection with a property swap, Master Plan amendment and referral of zoning applications." After a brief discussion, Ms. Godzeno recommended approval of this discontinuance request and it is consistent with the current Master Plan Category 5 (Residential High Density Multifamily) as well as with CGS Section 8-24, and the City Charter Section C6-30-13; Mr. Totilo seconded the motion and passed with eligible members present voting, 4-0-1 (Fishman, Godzeno, Tepper and Totilo; Levin abstained).

**REQUEST FOR AUTHORIZATION -  
SUPPLEMENTAL CAPITAL APPROPRIATIONS:**

- 1. CARRIAGE DRIVE AREA SANITARY SEWER PROJECT - SWPCA CAPITAL PROJECT #C22045:** SWPCA is requesting a supplemental appropriation of \$1,069,380.27 for the non-sanitary sewer related costs associated with the Carriage Drive sanitary sewer extension project. Funds are required to complete the Carriage Drive Area Sanitary Sewer Project. These funds are all SWPCA funds; not City bonding. Staff recommends approval. After a brief discussion, Ms. Godzeno recommended approval of Project #C22045 and this is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Fishman, Godzeno, Levin, Tepper and Totilo).

- AFFORDABLE HOUSE ZONING INITIATIVE - PROJECT #C46580:** Funding for affordable housing from developers who choose to make payment into this fund rather than constructing some or all of their obligations for affordable housing under Stamford's Zoning Regulations. Payment received from the developer of the Atlantic Station North Tower in the amount of \$3,226,917.00. The appropriated funds will be used to finance affordable housing development at Metro Green III per "Resolution of the Zoning Board" December 1, 2014 (\$3,085,223.50) and the balance (\$141,693.50) will be deposited into the fund. The City has received \$3,226,917.00 in supplemental fee-in-lieu funds from the developer of the Atlantic Station North Tower (Capelli). The purpose of this request is to accept the funds to be dedicated to financing the affordable housing development at Metro Green III. After a brief discussion, Ms. Fishman recommended approval Project #C46580 and this is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Fishman, Godzeno, Levin, Tepper and Totilo).

Agenda Item Nos. 3 & 4 are to accept State bonded funds totaling \$7,000,000.00 to continue the development of Mill River Park, a public/private partnership. No City funds are being included in these requests. Staff recommends approval.

- MILL RIVER WHITTINGHAM DISCOVERY CENTER:** Construction of the Whittingham Discovery Center in Mill River Park using funds from a \$3,000,000.00 grant approved by the Connecticut DEEP. After a brief discussion, Ms. Fishman recommended approval of this Capital Appropriation and this is consistent with the 2015 Master Plan; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Fishman, Godzeno, Levin, Tepper and Totilo).
- MILL RIVER IMPROVEMENTS - PHASE II:** To complete construction of Phase II of the multi-phase Mill River Restoration Project, a three-mile river estuary restoration project that will create a protected greenway along the Mill River in downtown Stamford to the mouth of Long Island Sound. After a brief discussion, Mr. Totilo recommended approval of this Capital Appropriation and this is consistent with the 2015 Master Plan; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Fishman, Godzeno, Levin, Tepper and Totilo).

**PLANNING BOARD MEETING MINUTES:**

**Meeting of 3/29/16:** After a brief discussion, Mr. Levin moved to recommend approval of the Planning Board Minutes of March 29, 2016; Ms. Godzeno seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Fishman, Godzeno, Levin, Tepper and Totilo).

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

4/19/16 - Boatyard Public Meeting

4/26/16 - If Necessary

5/3/16 - Boatyard Referral/Decision

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:20 p.m.

Respectfully Submitted,

Claire Fishman, Secretary  
Stamford Planning Board

**NOTE:** These proceedings were recorded on video tape only and are available for review in the Land Use Bureau located on the 7th Floor of the Government Center, 888 Washington Boulevard, during regular business hours. There is no audio tape as there was technical difficulty with the recording equipment.