

NOTICE OF PUBLIC MEETING
(REVISED JANUARY 27, 2025)
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, JANUARY 28, 2025
6:30 p.m.

JOIN ZOOM WEBINAR

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_OXQ-PLsvRNuTT2sebJsnvg

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INTERNATIONAL NUMBERS AVAILABLE: <https://us02web.zoom.us/j/87004269805>

Web & Phone Meeting Instructions:

- If your computer/smartphone has a mic and speaker then:

Type in, paste or click the following link: <https://us02web.zoom.us/j/87004269805>; **OR**

- If not, then **Call-in** using a **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.

- 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.

Anyone requiring auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in this meeting, should contact the City of Stamford's ADA Coordinator as soon as possible, preferably at least two (2) business days before the meeting: Carmen Hughes, Director of Diversity, Equity & Inclusion. Phone: (203) 977-7993 / Email: CHughes1@StamfordCT.gov.

PLANNING BOARD MEETING MINUTES:

- December 17, 2024 - Regular Meeting
- December 19, 2024 - Special Meeting
- January 7, 2025 - Capital Budget Public Hearing

ELECTION OF OFFICERS:

- Nominations & Election of Planning Board Chair.
- Nominations & Election of Planning Board Vice-Chair.

REQUEST FOR AUTHORIZATION:

- 1. AMENDED & RESTATED LEASE FOR THE SMITH HOUSE SKILLED NURSING FACILITY and SCOFIELD MANOR-THE RESIDENTIAL CARE HOME - 88 ROCK RIMMON ROAD:** This Amended and Restated Lease amends and restates the original Lease of the Smith House Skilled Nursing Facility to Smith House Operating, LLC dated May 2, 2017. This amendment/restatement allows for the transfer of the operation/management of Scofield Manor from Charter Oak Communities to Smith House Operating, LLC. Please see the memorandum from Bridget Fox, Chief of Staff, dated January 8, 2025 to the Boards for further details/justification. Documents also available for review are: [a] the Memorandum of Understanding (MOU) and Supplemental MOU which are incorporated into this Amended/Restated Lease; [b] the fully executed/recorded original Lease dated May 2, 2017 and; [c] a redline of the original Lease dated May 2, 2017 which shows all the changes. (See *Meeting Materials* on the Planning Board website for all related documents.)

The substantive changes to the original Lease dated May 2, 2017 are as follows:

- Smith House Operating, LLC will take over the operation/management of Scofield Manor.
- The rent is reduced from \$2,000.00/month to \$1.00/year. (Section 4)
- The City is responsible for the first \$250,000.00 of any corrective measures that may be required by the State. Smith House Operating may terminate/revert if such corrective measures are > \$250,000.00. (Section 6.a.)
- Smith House Operating shall offer employment to the current employees of Scofield Manor subject to the terms of the Operations Transfer Agreement (OTA). (Section 6.b.)
- The purchase option price is reduced from \$7,000,000.00 to \$1,000.00 (Section 7).
- The definition of “public purpose” has been changed to use as a Chronic Care Nursing Home (CCNH), Residential Care Home (RCH), skilled nursing facility, senior housing, or as otherwise permitted pursuant to an amendment to the Lease. (Section 7)
- Smith House Operating may mortgage 80% of the value of the property for financing, whether or not related to the property. (Section 25)

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

- 1. LAKESIDE DRIVE BRIDGE - PROJECT #CP400012 - TOTAL REQUEST \$15,115.93:** Aquarion is contributing cost to the City for the contractor to perform the water main work on the Lakeside Drive Bridge. The amount of the Aquarion check for \$15,115.93 is required to fund a Change Order that was needed during the construction and specified by Aquarion’s Project Designer. The Change Order was to install four (4) 16-inch butterfly valves in lieu of the two (2) tapping sleeves and valves due to the existing depth of the water main discovered during construction. This results in no additional cost to the City.

2. **BOARD OF EDUCATION SECURITY UPGRADES - PROJECT #C53143 - TOTAL REQUEST \$81,450.00:** This request is for a grant appropriation of Capital Project #C53143 to purchase security camera equipment for Stamford Public Schools' (SPS) five (5) middle schools. The State of Connecticut Department of Emergency Services and Public Protection, Division of Emergency Management and Homeland Security has awarded SPS a sixty percent (60%) reimbursement grant through the Multi-Media School Security Competitive Grant Program (MMSSGP) - Round 2 totaling \$81,450.00 in grant funding.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #224-35 - VANDERSON DIGESU - 25 DeBERA LANE - Site & Architectural Plans and/or Requested Uses, Special Permit and Addition to the Cultural Resources Inventory:** Applicant is proposing Critical Reconstruction of the existing historic home and construction of two additional dwelling units utilizing bonuses pursuant to Section 8 - Historic Preservation.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #002-25 - 56 CARROLL STREET - YEKATERINA GONELLA & JOSE GONELLA PEREZ - Variance of Table II, Appendix B:** Applicant owns a single-family dwelling, a detached garage and two (2) sheds. Applicant is proposing to construct a second-floor addition over the existing footprint and is requesting: [*a*] a front street line setback of 15 ft. in lieu of the 30 ft. required and [*b*] a front street center setback of 35 ft. in lieu of the 55 ft. required.
2. **ZBA APPLICATION #004-25 - 31 HOBSON STREET - GEORGE ZAKI & YANA ROZMAN - Variance of Table II, Appendix B:** Applicant owns a single-family dwelling with an attached garage and a shed. Applicant is proposing to add an additional bay to the garage and construct a second-story above the garage and is requesting: [*a*] a front street line setback of 16.7 ft. in lieu of the 40 ft. required (on Brightside Drive); [*b*] a front street center setback of 41.7 ft. in lieu of the 65 ft. required (on Brightside Drive); [*c*] a front street line setback of 31.5 ft. in lieu of the 40 ft. required (on Hobson Street) and; [*d*] a front street center setback of 56.3 ft. in lieu of the 65 ft. required (on Hobson Street).

Next regularly scheduled Planning Board meetings are:

- February 11, 2025 (Regular Meeting)
- February 25, 2025 (Regular Meeting)
- March 11, 2025 (Regular Meeting)

All items on this agenda are noticed for discussion and possible action.