STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, SEPTEMBER 2, 2025
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
6:30 p.m.

TEAMS WEBINAR
Meeting ID: 288 652 288 749 1
Passcode: UZ9SA33T

Stamford Planning Board Members present were: Voting Members: Jay Tepper, Vice Chair; Ravi Subramanian, Secretary and Jeremy Linder. Alternates: William Levin. Absent: Jennifer Godzeno, Chair and Chester Salit, Alternate. Present for staff: Lindsey Cohen, Associate Planner.

Mr. Tepper called the meeting to order at 6:42 p.m.

Mr. Tepper introduced the members of the Board and staff present.

REQUEST FOR AUTHORIZATION
SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **SITE & INFRASTRUCTURE IMPROVEMENTS - PROJECT #CP3343 - TOTAL REQUEST $84,672.84:** The appropriation is for funds from a settlement agreement to remediate the rain gardens that were installed as part of the north parking lot at the Stamford Museum and Nature Center.

Lou Casolo, Engineering Bureau Chief/City Engineer, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Linder recommended approval of the Site & Infrastructure Improvements - Project #CP3343 with a Total Request of $84,672.84. 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. Levin seconded the motion and passed unanimously with eligible members present voting, 4-0 (Levin, Linder, Subramanian and Tepper).

2. **NORTHROP PARK - PROJECT #CP4000034 - TOTAL REQUEST $15,000.00:** Eversource paid $15,000 for an easement in Northrop Park related to the transmission line project. The amount was calculated based on the appraised dollar per square footage value of the required easement area. The easement request had previously been presented to the Parks Commission.

Lou Casolo, Engineering Bureau Chief/City Engineer, made a brief presentation and answered questions from the Board.

After a brief discussion, Mr. Levin recommended approval of Northrop Park - Project #CP4000034 with a Total Request of $15,000.00. 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. Subramanian seconded the motion and passed unanimously with eligible members present voting, 4-0 (Levin, Linder, Subramanian and Tepper).

Mr. Tepper called for a motion to bring ZB Application #225-30 forward.

Mr. Linder made a motion to bring ZB Application #225-30 forward; Mr. Subramanian seconded the motion and passed unanimously with eligible members present voting, 4-0 (Levin, Linder, Subramanian and Tepper).

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #225-30 - RMS-HOTEL I, LLC - 909 WASHINGTON BOULEVARD - Site & Architectural Plans and/or Requested Uses and Special Permit:** Applicant is proposing to renovate the interior of the hotel to increase the number of guestrooms, create a restaurant, courtyard and amenities.

The Application is referred to the Planning Board by the Zoning Board due to the request for one Special Permit pursuant to Section 2.C and Appendix B, Table III Footnote 23 of the Zoning Regulations to permit Hotel use of the Property within the CC Zone of up to 6.0 FAR and reduce minimum parking to .5 spaces per guest room and a second Special Permit pursuant to Section 12.D.13 of the Zoning Regulations to permit minimum parking at .5 per guest room and to allow valet, tandem, and stacking techniques to achieve parking.

The property is in Master Plan Category #11 (Downtown). All renovations are interior and there would be no changes to the exterior of the building. A significant portion of the description of this category deals with scale and design of new construction that is not applicable to this project. This category is intended to provide for and protect an intensive, pedestrian-oriented mixed-use district with a full array of uses serviced by mass transit and integrated pedestrian access systems. Since the 2015 Master Plan, hotel uses have been concentrated Downtown to help create a 24-hour environment and contribute to the economic vitality of the Downtown. Expansion of such a use would be aligned with the intentions of the category to "assure a desirable mixing and interaction of people an activity." Reducing the required parking spaces would be aligned with this as well because it will allow for land to be devoted to a more productive use when parking is not needed by the hotel (as evidenced by hotel guest parking rates since 2008). In addition, the building is physically connected to Bell Street Garage, a perfect scenario for shared parking agreement as outlined in the Parking Study approved by the Board in 2024.

William Hennessey, Carmody Torrence Sandak & Hennessey, LLP, made a presentation and answered questions from the Board.

After a brief discussion, Mr. Subramanian recommended **approval** of ***ZB Application #225-30*** and that this request is in general harmony with Master Plan Category #11 (Downtown); Mr. Linder seconded the motion and passed unanimously with eligible members present voting, 4-0 (Levin, Linder, Subramanian and Tepper).

2. **ZB APPLICATION #225-15 - WOODWAY PINES, LLC - 9 & 15 WOODWAY ROAD and 0, 1321 & 1325 HOPE STREET - Site & Architectural Plans and/or Requested Uses and Special Permit:** Applicant is seeking to consolidate all five (5) parcels into one and construct twenty (20) townhouse-style units located in three (3) separate buildings.

The Application is referred to the Planning Board by the Zoning Board due to the Special Permit request to allow for additional density if all Below Market Rate (BMR) units are provided on-site pursuant to Section 5.EE.8 of the Zoning Regulations. The property is in Master Plan Category #3 (Residential - Low Density Multifamily). Surrounding properties are used for single-family houses to the north and west (corresponding with the MP#2 designation) and multifamily housing to the south and east (corresponding with the MP#3 designation). There is a non-conforming gas station at the southeast corner of Woodway Road and Hope Street that is atypical for the area.

Master Plan Category #3 is intended to provide for the amenities of multifamily living in a single-family neighborhood setting. This is a single-family neighborhood setting because the area is generally single-use residential. Maintaining the residential character by developing these five (5) lots as residential is aligned with the category. The amenities of multifamily living provided for in this project include shared open spaces, greater energy efficiency of town homes compared to single-family homes, and proximity to urban amenities (active and passive recreation, job opportunities, local shopping within half a mile).

The property is located in the Springdale neighborhood as identified through nearby neighborhood signage and in the 2015 Master Plan and described as "one of Stamford's most dense and compact neighborhoods, composed of a diverse mix of land uses." As described in the 2015 Master Plan, the neighborhood supports streetscape enhancements along key commercial and mixed-use corridors (BGS1.3, Pg. 147), which this project would implement along its section of Hope Street. The neighborhood supports residential and mixed-use development that relates well in scale and design to the surrounding residential area (BGS1.2, Pg. 147), which this project does through its townhouse configuration and New England Greek Revival architecture. The neighborhood does want to identify and implement strategies to reduce vehicular traffic congestion (BGS2.1, Pg. 147), however this project cannot address that alone. A major tenant of the upcoming Comprehensive Plan is to increase mobility options and make public transportation more attractive to residents in all neighborhoods.

Joseph J. Capalbo II, Esq., made a presentation and answered questions from the Board.

After a brief discussion, Mr. Subramanian recommended **approval** of ***ZB Application #225-15*** and that this request is in general harmony with Master Plan Category #3 (Residential - Low Density Multifamily); Mr. Linder seconded the motion and passed unanimously with eligible members present voting, 4-0 (Levin, Linder, Subramanian and Tepper).

3. **ZB APPLICATION #225-27 - HORN & HOOF PROPERTIES, LLC - 961 LONG RIDGE ROAD & 16 WIRE MILL ROAD - Site & Architectural Plans and/or Requested Uses and Special Permit:** Applicant is proposing to construct nine (9) independent living three-bedroom dwelling units with parking, landscaping and other related improvements.

The Application is referred to the Planning Board by the Zoning Board due to the request for a Special Permit to allow an Independent Living Facility to be located at the site in an R-10 Zoning District.

On November 28, 2023, the Planning Board unanimously denied an application to amend the Master Plan category from Master Plan Category #2 (Residential - Low Density Single-Family) to Master Plan Category #3 (Residential - Low Density Multifamily). There was significant public opposition to siting 18 townhomes at this location due to concerns about traffic and wetlands. The Applicant would still like to redevelop the property and is pursuing an option that would not require map changes.

The property is in Master Plan Category #2 (Residential - Low Density Single-Family). The category is intended to provide for and protect a suitable environment for single-family dwellings, as well as compatible uses as may be permitted by Special Permit being in general harmony with and supportive of single-family neighborhoods. Independent Living Facilities are Special Permit uses in the R-10 Zoning District. Allowing such a facility in this area near North Stamford and low=-density single-family will help those ageing out of their homes potentially stay in a neighborhood they're familiar with. The Master Plan category talks about conservation-oriented clustering being encouraged. This proposal does cluster larger townhomes together on the site, away from the wetlands and with less impervious area compared to the original 18 townhome proposal.

The applicant applied for and obtained approval from the Environmental Protection Board to develop the parcel with 9 three-bedroom dwelling units including a shared accessway with the commercial units intended to remain, parking expansion and other related improvements. The applicant and the Board took into consideration the recently adopted 50-foot upland review area setback requirement in evaluating the project.

In accordance with Policy 7U to "create green infrastructure to address area drainage issues and water quality," the proposed project will have stormwater management systems in place that would improve the condition of the nearby wetlands compared to the existing condition of a stockpile area. The proposed project would "promote development of a variety of housing types" (Strategy 6C.2).

Residents argued that the previous proposal of 18 townhomes did not "maintain residential neighborhood character" (Policy 6A). However, staff argued in the past application and in this one that such a development does "balance new development with preservation of existing residential communities" (Strategy 6A.1) because it produced a residential building in a residential area on a currently underutilized site taking development pressure off other single-family or low-density areas. In addition, this proposal supports neighborhood revitalization and beautification (Strategies 6A.3 and 6A.4) replacing a truck and stockpile yard with detached townhomes in a modern farmhouse design style.

Joseph J. Capalbo II, Esq., made a presentation and answered questions from the Board.

After a brief discussion, Mr. Subramanian recommended **approval** of ***ZB Application #225-27*** and that this request is in general harmony with Master Plan Category #2 (Residential - Low Density Single Family); Mr. Linder seconded the motion and passed unanimously with eligible members present voting, 4-0 (Levin, Linder, Subramanian and Tepper).

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #018-25 - JOSEPH J. CAPALBO II, ESQ. representing CHRISTOPHER & JOSEPH PAPALLO - 68 DUNN AVENUE - Variance of Table II, Appendix B:** The applicant owns a single-family dwelling on an 18,985 sq. ft. lot and is requesting two variances to allow for a future two-lot subdivision. Applicant is requesting: **[*a*]** allowance of a lot size of 8,975 sq. ft. in lieu of the 10,000 sq. ft. required; and **[*b*]** frontage of 50 ft. in lieu of the 75 ft. required.

Joseph J. Capalbo II, Esq., made a presentation and answered questions from the Board.

After a brief discussion, Mr. Subramanian recommended **approval** of ***ZBA Application #018-25*** and that this request is in general harmony with Master Plan Category #2 (Residential - Low Density Single-Family); Mr. Linder seconded the motion and passed unanimously with eligible members present voting, 4-0 (Levin, Linder, Subramanian and Tepper).

Next regularly scheduled Planning Board meetings are:
- September 9, 2025 (Regular Meeting & Public Hearing-Comprehensive Plan)
- September 16, 2025 (Regular Meeting & Public Hearing-Comprehensive Plan Adoption)
- October 7, 2025 (Capital Budget)

There being no further business to come before the Board, Mr. Tepper adjourned the meeting at 7:58 p.m.

Respectfully Submitted
September 4, 2025

Ravi Subramanian, Secretary
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***