STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, OCTOER 7, 2025
(With Corrections from the October 14, 2025 Meeting)
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
6:30 p.m.

TEAMS MEETING
Meeting ID: 284 076 139 169 9
Passcode: S58832RZ

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

Ms. Godzeno called the meeting to order at 6:33 p.m.

Ms. Godzeno introduced the members of the Board and staff present.

PLANNING BOARD MEETING MINUTES:

September 30, 2025 (Regular Meeting): After a brief discussion, Mr. Salit moved to ***approve*** the Regular Meeting Minutes of September 30, 2025 with the revision discussed; Mr. Levin seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Godzeno, Levin, Linder and Salit). (Mr. Subramanian abstained as he did not have the opportunity to review the minutes before the meeting.)

ELECTION OF OFFICERS:

- Nominations and Election for Vice Chair.

Ms. Godzeno noted the open position and that officers need to be regular members of the Board; then called for nominations for Vice Chair.

Mr. Subramanian nominated Mr. Linder for Vice Chair.

Ms. Godzeno called for further nominations; there was no response.

Ms. Godzeno called for approval to elect Jeremy Linder as Vice Chair; all voting members unanimously approved Jeremy Linder as Vice Chair.

SUBDIVISION:

Ms. Godzeno called for a motion to "Walk On" a second request for an Extension of Time for Subdivision #4053 - 90 Haviland Road.

Mr. Linder made a motion to "Walk On" a second request for an Extension of Time for Subdivision #4053 - 90 Haviland Road; Mr. Subramanian seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Godzeno, Levin, Linder, Salit and Subramanian).

SUBDIVISION #4053 - 90 HAVILAND ROAD: Request for a second 90-day Extension of Time to file the final map with a new expiration date of January 26, 2026.

John F. X. Leydon, Esq., representing the applicant, was having technical difficulties. Ms. Cohen provided explanation that the delay was due to addresses not yet assigned to the new parcels, which is a requirement for the final map.

After a brief discussion, Mr. Levin made a motion to approve the second request for an Extension of Time to file the final map for Subdivision #4053 - 90 Haviland Road with the new expiration date of January 26, 2026; Mr. Subramanian seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Godzeno, Levin, Linder, Salit and Subramanian).

REQUEST FOR AUTHORIZATION
SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUESTS:

1. **UTILITY PAVING - PROJECT #CP8711 - TOTAL REQUEST $2,423,801.59:** Utility company reimbursements for road opening projects typically cover only partial restorations (from curb to center line). The funds allocated to this project will support full roadway restoration, with utility contributions deposited into the account based on projected cost estimates provided by Engineering. Road Maintenance will manage the restorations, ensuring that roads are restored curb-to-curb where appropriate. Completing full restorations significantly improves the integrity of the roadway surface, prolongs pavement life, and reduces the likelihood of patch failures or the need for resurfacing within five years.

Thomas Turk, Operations Supervisor, made a presentation and answered questions from the Board.

After a brief discussion, Mr. Linder recommended approval of the Utility Paving - Project #CP8711 with a Total Request of $2,423,801.59. 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 2025 Master Plan; Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Godzeno, Levin, Linder, Salit and Subramanian).

2. **CITYWIDE VEHICLE REPLACEMENT & UPGRADE - PROJECT #C65200 - TOTAL REQUEST $1,190,120.00:** Additional appropriation for the immediate purchase of three (3) rear-load refuse trucks and two (2) asphalt hot box machines to reduce costs, improve citizens services and decrease Fix-It complaints.

Thomas Turk, Operations Supervisor, and Dan Colleluori, Director, Recycling & Sanitation, made a presentation and answered questions from the Board.

After a brief discussion, Mr. Subramanian recommended approval of the Citywide Vehicle Replacement & Upgrade - Project #C65200 with a Total Request of $1,190,120.00. 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 2025 Master Plan; Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Godzeno, Levin, Linder, Salit and Subramanian).

ZONING BOARD REFERRALS:

Zoning Board Applications #225-28 and #225-29 are both residential conversions of suburban-style office parks in Comprehensive Plan Category MU2 (Mixed-Use Community Campus) however they are also distinctly different. One is a conversion of an existing building into apartments and the other development of existing open space within the office park for carriage houses and townhomes. Properties in this category, including these "are large, flexible campuses - often existing office parks - designed to evolve over time to meet changing community needs. These areas may accommodate a mix of institutional, commercial, recreational and residential uses with an emphasis on adaptability and integration with the broader community."

The purpose of both applications is to adapt the existing buildings and infrastructure, respectively, from failing office buildings into much-needed housing. Adaptation of suburban office parks is aligned with the current 2035 Comprehensive Plan simply by the definition of the land use category it is within. The 2015 Master Plan category similarly called for adaptive reuse of suburban office parks.

These conversions are solely residential and do not include institutional or commercial uses. Mixed-uses could promote integration of the campus with the broader community, which is an important part of the transformative vision Stamford has for these office parks. The property owner is currently reconstructing the sidewalks along the frontages of both properties, which contributes to the project's integration with the broader community.

Properties to the west are in RES1 (Residential, Single-Family) Future Land Use category. Properties to the east are RES2 (Residential, Neighborhood) and MU3 (Mixed-Use Urban). Three to four story residential dwellings are a suitable transition between single-family to the west and northeast and the active commercial area of Bull's Head to the southeast.

With respect to the Comprehensive Plan strategies and actions, the Comprehensive Plan continues the theme of the 2015 Plan to concentrate office growth Downtown. By allowing for residential conversions of low-density office parks outside of downtown, the City reduces availability of office space and concentrates office leasing downtown.

Preservation of existing low-density neighborhoods is a core tenant of the 2035 Comprehensive Plan. By allowing for residential conversions of low-density office parks the City meets the incredible demand for housing while protecting existing low-density neighborhoods by revitalizing gray fields - land that is already developed with concrete and infrastructure. This saves open green space and low-density neighborhood from development pressure.

The proposed projects are also aligned with Strategy 21: Grow the overall supply of rental and ownership housing to improve affordability.

Lisa Feinberg, Partner, Carmody Torrance Sandak & Hennessey LLP, presented both applications to the Board.

1. **ZB APPLICATION #225-28 - LISA FEINBERG, CARMODY TORRANCE SANDAK & HENNESSEY LLP representing 120 LONG RIDGE, LLC - 120 LONG RIDGE ROAD - Site & Architectural Plans and/or Requested Uses and Special Permit:** Applicant is proposing to convert existing office building into 196 apartments with 808 parking spaces and associated amenities.

This application is referred to the Planning Board by the Zoning Board due to the request for a Special Permit pursuant to Section 2.C, "Special Permits," and Section 5.E.3, "C-D Designed Commercial District Permitted Uses" of the Zoning Regulations to permit a multifamily residential use in a C-D District.

The proposed conversion requires interior renovations only and no changes are proposed to the building exterior. The visual impact of the building will not change; existing vegetation will be preserved. The minimum required parking is more than satisfied with the existing garage. The property is accessed via an existing signalized intersection which will greatly benefit existing and future roadway users.

An often-identified concern with such conversions is the traffic and the idea that each tenant of each apartment will have at least two cars. Statistically, renters in Stamford own less than two (2) cars on average. These buildings used to be fully occupied with office workers commuting during rush hour. One application notes a figure of 1,100 employees commuting to and from this building daily during the peak. Now that they have sat vacant for years, residents have become accustomed to not experiencing that level of cars on the road. The fact of the matter is that the sites were built to accommodate hundreds of people (during the day for offices, currently proposed for 24-hour living), the roads were built to accommodate the traffic, and the infrastructure was built to accommodate a large load. That being said, a core tenant of the 2035 Comprehensive Plan is increasing quality mobility choices. With the recent approval of Mosaic and recent commercial growth in Bull's Head, the City needs to take seriously the effort to improve bus service and alternative mobility culture. The properties' location on Long Ridge Road, a main north-south arterial in Stamford, makes the site well-positioned to be located proximate to new and/or improved public transit stops.

Publicly accessible amenity space is not required for a change of use so other opportunities for integration should be identified to further align with the Stamford 2035 Comprehensive Plan.

This is a simple project - use change from office to residential - with no outward appearance changes. There could, however, be some minor adjustments to help integrate the property with the wider community either through walking trails or mixed-uses in the wider office park.

After considerable discussion, Mr. Linder recommended **approval** of ***ZB Application #225-28*** with the recommendation the applicant reclad/redesign the exterior so the building appears less commercial and that this request is in general harmony with the Comprehensive Plan Category MU2 (Mixed-Use Community Campus); Mr. Salit seconded the motion and passed with eligible members present voting, 3-1-1 (In Favor - Godzeno, Linder and Salit / Opposed - Levin / Abstain - Subramanian). Mr. Levin supports the project overall but voted in opposition due to a strong preference for a portion if not all of the Below Market Rate (BMR) units be onsite given the location of the development.

2. **ZB APPLICATION 225-29 - LISA FEINBERG, CARMODY TORRANCE SANDAK & HENNESSEY LLP representing 120-C LONG RIDGE, LLC & TOLL NORTHEAST V CORP. - 120-C LONG RIDGE ROAD - Site & Architectural Plans and/or Requested uses and Special Permit:** Applicant is proposing to construct 44 two-story carriage homes and 58 three-story town homes with associated improvements and amenities.

This application is referred to the Planning Board by the Zoning Board due to the request for a Special Permit pursuant to Section 2.C, "Special Permits," and Section 5.E.3, "C-D Designed Commercial District Permitted Uses" of the Zoning Regulations to permit a multifamily residential use in a C-D District as well as Section 12.K.4.a.6 to exempt the frontage on Old Barn Road North from the sidewalk requirements and permit a FIL payment related to the same. The site plan is provided for informational purposes only as site plan applications are not required to be referred to the Planning Board, but they do provide helpful insights into explaining the project.

This project is more complex than the change of use project in the previous application. Here, the Applicant is proposing converting a surface parking lot to a 102-unit carriage house and townhome community. As noted above, this repurpose is aligned with the Future Land Use category in which it is located. However, unlike the above, this project is not replacing office workers with residents. There is no underlying or previous traffic that is being replaced by these residential units. Transportation, Traffic & Parking Dept. makes a number of recommendations to help ameliorate any negative impacts resulting from increased traffic including $150,000 fee for safety updates to the traffic signal, $50,000 for pedestrian upgrades at the Bull's Head intersection, narrowing driveways, and encourages Fee-in-Lieu dollars for the sidewalks along Old Barn Road North and Cold Spring Road.

The proposed project requires Publicly Accessible Amenity Space (PAAS) which is provided via a public walking trail that connects to Long Ridge Road with a small shelter, signage, trash receptacle, dog waste bag station, bench and trail map at each end of the trail. This will be a great amenity and a way to integrate the project into the community. PAAS signage will help.

The design of these new buildings is important to consider. We heard a lot of concern over the design quality of new buildings and the architectural identity of Stamford. A more 'New England' feel is what we have heard as desirable. The architectural style currently envisions is a "modern farmhouse" aesthetic that is simple in color and façade. Ornamental aspects like gables are characteristic of New England, which is aligned with current and future design guidance. The carriage houses in particular take on the appearance of a single-family home. Preserving that character is important to Stamford residents. The townhomes appear more substantial in renderings compared to the carriage houses. The townhomes are taller and have less varied rooflines. The rear and sides of the townhomes get a bit skewed in terms of window placement and quality of siding. Four-sided architecture will be important to this new construction's integration with the community. The clubhouse and shared pool could promote community within, but it would be nice to share with adjacent residential development to encourage community outside of one's building.

The proposed project is aligned with ST-1.9 to "Permit and allow triplexes, duplexes and townhomes in areas served by city services and transit."

After considerable discussion, Mr. Linder recommended **approval** of ***ZB Application #225-29*** and that this request is in general harmony with the Comprehensive Plan Category MU2 (Mixed-Use Community Campus); Mr. Salit seconded the motion and passed unanimously with eligible members present voting, 3-2-0 (In Favor - Godzeno, Linder and Salit / Opposed - Levin and Subramanian). Mr. Levin and Mr. Subramanian support the housing types but voted in opposition as they feel there are too many units for the site, tree removal will be excessive, grading of the land is too extensive, impacts to river, lack of usable open space especially for children and an unattractive design concept visually dominated by repetitious garage doors in inner circulation roads. Also, the applicant had not indicated whether they would support BMR units onsite.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #022-25 - LISA FEINBERG, CARMODY TORRANCE SANDAK & HENNESSEY LLP representing KING SCHOOL, INC. - 1450 NEWFIELD AVENUE - Special Permit:** Applicant is proposing to modify an existing Special Permit use to construct a 24,514 sq. ft. addition to the existing upper school building which will serve as a campus center and renovate 2,156 sq. ft. of the existing building.

The proposed project was referred to the Planning Board by the Zoning Board of Appeals as Section 19.C.1 of the Zoning Regulations states that when an existing use or structure that is permitted only by Special Permit is proposed to be altered in a manner that would change the character or intensity of the use or feature, such proposed alteration shall be treated as a Special Permit.

The King School is in the RES1, "Residential - Single-Family," Future Land Use category. This category preserves the significant portion of land envisioned as single-family while allowing context-appropriate Special Permit uses such as schools.

The King School is a Special Permit use in a single-family residential zoning district in operation on the property since 1963. The proposed addition is incorporated between existing buildings. The rear and front of the proposed addition are no closer to the rear and front property lines than the existing buildings, respectively. The Applicant notes that the proposed addition would not change enrollment numbers, meaning it would not have an impact on cars/buses to/from the site. Given these conditions, the proposed Special Permit is aligned with the intentions of the Comprehensive Plan for this site.

Lisa Feinberg, Carmody Torrance Sandak & Hennessey LLP, made a presentation and answered questions from the Board.

After a brief discussion, Mr. Levin recommended **approval** of ***ZBA Application #022-25*** and that this request is in general harmony with Comprehensive Plan Future Land Use Category #RES1 (Residential - Single-Family); Mr. Subramanian seconded the motion and passed with eligible members present voting, 4-0-1 (Godzeno, Levin, Linder, and Subramanian). (Mr. Salit abstained due to a personal connection to the applicant.)

PLANNING BOARD DISCUSSION:

1. **2025-2035 COMPREHENSIVE PLAN:** The Planning Board will review the word smithed revisions and cover letter voted on from the September 30, 2025 meeting.

Ms. Cohen took the Board through the updates and revisions with questions and discussion.

After reviewing all the changes, both Mr. Salit and Mr. Subramanian suggested forming a sub-committee with Ms. Cohen and two Board members to further wordsmith the outstanding items regarding Historic Preservation. After some discussion, it was decided Mr. Levin and Mr. Salit would meet with Ms. Cohen to finalize the wordsmithing to be presented at the October 14, 2025 meeting.

Ms. Godzeno asked the Board to review the Cover Letter and note any edits to also be discussed at the October 14, 2025 meeting.

There being no further business to come before the Board, Ms. Godzeno adjourned the meeting at 9:29 p.m.

Respectfully Submitted
October 9, 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***