

STAMFORD PLANNING BOARD  
REGULAR MEETING MINUTES # 3532  
TUESDAY, OCTOBER 28<sup>th</sup>, 2008  
7<sup>TH</sup> FLOOR CONFERENCE AREA  
888 WASHINGTON BLVD., STAMFORD, CT

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Stamford Planning Board Members present were: Duane Hill, Chairman, Theresa Dell, Claire Fishman, Rose Marie Grosso, Jay Tepper and Michael Raduazzo. Present for staff: Robin Stein, Land Use Bureau Chief and Todd Dumais, Associate Planner was present for staff.

The Chairman, Mr. Duane Hill, called the meeting to order at 7:05 pm.

***Zoning Board of Appeals Referrals***

**ZBA 79-08 – Wayne Fox**, variance of Table III, Appendix B, Building Area, % Lot Coverage, to construct a one-story addition to an existing home located at 13 Apple Tree Drive.

Mr. Dumais gave a brief description of the proposed application. Mrs. Dell moved to recommend approval of the variance. Mrs. Fishman seconded the motion and it passed with the regular members present and Mr. Tepper voting, 5-0.

**ZBA 080-08 – King Low Heywood Thomas School**, modification of previous Special Exception approvals to permit the construction of a new Performing Arts Center building. 1450 Newfield Avenue.

Attorney William Hennessey presented the Special Exception request to the Board. He described the request as a 454 sent performing Arts Center, approximately 600 ft from Newfield Avenue. Mr. Hennessey stated that is the proposal is conforming to zoning and below coverage and height requirements. Mr. Stein asked if the old issues with neighbors are resolved. Mr. Hennessey stated applicant has worked with neighbors and that the issues have been resolved. The school and neighborhood seem to have reached an agreement. Mr. Stein asked if the building would be LEED certified to which Mr. Hennessey said they would qualify for the minimum LEED level.

Mrs. Grosso moved to recommend approval of the Special Exception. Mr. Raduazzo seconded the motion and it passed with the regular members present and Mr. Raduazzo voting, 5-0.

**ZBA 083-08 – Calvin & Babette Haddad**, variance of Section 6 to allow the construction of a two-story, twenty-four foot tall accessory structure located in a side yard at 131 Briar Brae Road.

Mr. Dumais gave a brief description of the proposed application. Mrs. Dell moved to recommend approval of the variance. Mrs. Grosso seconded the motion and it passed with the regular members present and Mr. Tepper voting, 5-0.

**ZBA 088-03 Stamford Church of Christ**, Special Exception to modify previous ABZ approval (019-02), to reconfigure an existing church parking lot at 1264 High Ridge Road.

Mr. Dumais gave a brief description of the proposed application. Mr. Raduazzo moved to recommend approval of the Special Exception request. Mrs. Fishman seconded the motion and it passed with the regular members present and Mr. Raduazzo voting, 5-0.

### ***Capital Budget Presentations FY 2009/10-2016:***

**WPCA – Jeanette Brown, Executive Director** Mrs. Brown described the budget request and more specifically the following projects:

- Waste 2 Energy – Currently, a placeholder for funding but will be coming back with detailed cost breakdowns.
- Project GIS – A continuation of an existing project to get all of GPS for storm and sanitary.
- Major Repairs – The current plant over 3 years old and need funds to handle anything that comes up under capital repairs. The request may be revised after WPCA Board meets.
- Storm Water Pump Stations – Three associated with Hurricane Barrier, built in 1968 and need to be kept up to Army Corps standards.
- Sanitary Sewer Repairs – On-going account for items that are not planned projects.
- Sanitary Pumping Station Upgrades – Repairs necessary to keep functioning.
- Carriage Drive Sewers – Area where failing septic systems will be expensive. Roughly 60 – 70 houses impacted.
- Perna Lane Area Sewers – ¼ acre lots with failing septic systems.
- Wedgemere Road Sewers – Another area with failing septic systems.

Mr. Raduazzo asked what is going on with East Cross Road. Mrs. Brown responded that they are close to construction and hope to begin in the Spring of 2009.

### ***Office of Operations***

**CLC** – Mrs. Susan Sponhiemear described the request as classroom refurbishment, hoping to work on eight classrooms.

Mr. Tepper asked why there were no numbers in 2008-2009 columns. Mr. Ben Barnes, Director of Operations, replied there is a database issue which needs to be corrected.

**CLC Playgrounds** – Mrs. Barbara Garvin-Kester described the request. She stated that the Rogers School Renovation of \$1,000,000 is a placeholder and will come back once they know what the actual numbers will be after a feasibility study.

Mr. Hill asked after consolidation to Rogers, how many facilities will be left? Mrs. Garvin replied that depends on what the feasibility study says. Mr. Hill asked if the objective was to get into three facilities?

**Yerwood Center** – Mr. Gordon Meyers, Past Board Chair described the request. He stated that over the past eight years, the Yerwood Center has gone through a major revitalization (handout given to Planning Board). Mr. Gordon explained that the current request was for exterior renovations: FY 2010 - \$200K and \$150K for FY2011.

Mr. Hill asked if that how they will obtain the \$1.1 million if only \$200K is City's contribution. He asked do the other sources come from? Mr. Meyers stated HUD, private and federal grants.

**Sterling Farms Barn** – Lou Urson, Executive Director of Curtain Call described the request. He stated that the requested budget is for renovations and code compliance, particularly ADA compliance.

Mr. Hill asked how this will change the footprint of the facility. Mr. Barnes stated it will extend the front wall closer to the driveway. They already have \$600K appropriated from 2 years ago but have added to the complexity of the project and have a window of construction they need to follow.

**Public Services** – Ben Barnes, Director of Operations described the request. He stated presented the Board with multiple handouts on specialized equipment for the short-term equipment request. Mr. Barnes stated the intention is to provide larger bins to increase recycling.

Mr. Hill said it would be useful to compare what we did in previous years.

**Vehicle Maintenance Equipment** – Michael Scacco, Fleet Manager described the request and specifically the following projects:

- Update outside lighting and security at vehicle maintenance facility.
- Repave parking areas and driveways. Need drive through wash bay for vehicles.
- Repair heating and ventilation systems.
- Replace outdated/inoperable oil dispenser system.
- Fuel system upgrade.
- Replace underground storage tanks and fuel pumps.

**Solid Waste** – Dan Colleluori, Supervisor Solid Waste & Recycling described the request and the following projects:

- Scale house building replacement.
- Transfer Station Rehab – top priority – floor needs to be upgraded. This is a \$1.4 million project.
- Transfer Station Ventilation

Mrs. Dell asked for clarification about the floor request, stating that it doesn't add up in the out-years. Mr. Barnes stated that he thought projects were combined into the bundled requests and will submit a new CP-055 for the out-years.

**Engineering Bureau** – Lou Casolo, City Engineer; Ed Gentile, Deputy City Engineer; Mani Poola, Traffic Engineer presented the requests to the Board.

- Glenbrook Community Center - \$50K request; Luther Wider - \$65K exterior items in need of refurbishment.
- Guardrail Account – replacement needs throughout the City.

Mrs. Dell asked how they decide which rails to replace? Mr. Casolo answered based on inspections and accidents / damages to them.

- Bridge Reconditioning – for guide-rails on bridges \$50K request.

Mrs. Dell asked if when a car crashes into a guide-rail, does the City get the owners insurance to pay for replacement? Mr. Casolo stated that the City puts in an insurance claim if there is an accident report.

- Property Acquisition – out-year request.
- Facility Reconstruction – Design development to look at deficiencies at Haig Avenue Yard.
- Environmental Compliance/Storm Water Management – City-wide storm drains – to improve H2O quality, many times they are failed systems.

Mr. Barnes stated that the Environmental Compliance / Storm Water Management is one of the highest priorities of the department but they are playing catch-up to a storm drainage system that was neglected for years.

Mrs. Dell expressed concern that previous years' requests/appropriations are not shown.

Mr. Casolo said Springdale Brook Culvert will be a significant project, and that the \$600K request will get them a long way towards completion.

- Roadway Improvements and Reconstruction

Mr. Barnes called attention to Traffic Calming Implementation, have funds.

Mr. Hill asked Mani Poola where we are in this process? Mr. Poola answered that the Master Plan is almost complete.

- Sidewalks – bundled account, took over the project from highways.

Mrs. Dell asked if the City assesses sidewalks. Mr. Barnes said no but other cities in the State do. Mr. Hill asked for a Sidewalk priority list.

- Major Bridge Repair & Design – Cold Spring and Richmond Hill Bridges, balance of \$5,177,000 will be consumed by these projects.
- Street Patch Resurfacing – In road paving for next year, asking for more monies than last year because they need it and can do the work.

Mr. Hill asked if they coordinate with the State on the Parking Garages at the Train Station, especially for repairs. Mr. Barnes said they do and they will bring up the need for Train Station Parking Garage repair at the next meeting with the State.

- Major Bridge Replacement - \$450K request. They are in the process of reconstructing Farm Road. The bid came in over what was approved.
- Rogers Renovation – This is a new project. Trying to figure this out; for the City to undertake the design for a multi-use tenant before the tenant is identified.

Mr. Stein said the renovation makes sense unless they demo and build new. Mr. Casolo said you couldn't get a building like this for \$20 million. Mr. Hill asked what the process was to determine what will be done with this facility. Mr. Casolo said they need to develop a plan.

- Traffic Engineering – investigating street light photo-cell. CL&P to develop midnight rate tariffs. Could yield a savings of 25% to turn lights off after midnight.
- Urban Transitway – Phase I is 40% complete. Phase II almost complete with design and at this stage looking at 6 full takings.

Mr. Barnes said he is hopeful to identify a Federal match for this project.

- Parking - \$450K under parking structure renovation

- Parks & Recreation – Mickey Docima - Discussed projects list; Bundled under city Facility Upgrades.
- Government Center Renovation - \$500K. Cooling Tower upgrades.

Mr. Hill questioned the method of presentation; How are we treating project balance?

Mr. Barnes said it's the balance for 2008-2009 and it is a bundled appropriated account and are still addressing database issues.

- Park & Field improvements.
- Fishing Pier replacement – Remaining balance of \$300K. Asking for additional \$100K but may be coming back to Board if piles or piers need replacement.
- Westside Parks – Hatchfield and Corwin Park. Need \$100K to finish Corwin Park.
- Multi-use Trails - \$400K for Master Plan Park implementation.

**Land Use Bureau** – Mr. Robin Stein, land use Bureau Chief described the request. He discussed bundled Master Plans, a Light Rail Study to be completed in early Spring 2009, and the Mill River Greenbelt.

### ***Old Business***

None

### ***New Business***

Mr. Stein informed the Board the next meeting was at 7:30pm, November 13 after Veteran's Day. He stated that the November 18<sup>th</sup> meeting would begin at 6:30pm (including dinner) with Board of Education beginning at 6:30pm and the Public Hearing at 7:30pm.

There being no further business, the meeting was adjourned at 10:30 PM.

Respectfully Submitted,  
Rose Marie Grosso, Secretary

**Note:** These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7<sup>th</sup> floor of Government Center, 888 Washington Boulevard, during regular business hours.