

**STAMFORD PLANNING BOARD
SPECIAL MEETING & PUBLIC MEETING
APPROVED MINUTES - TUESDAY, JUNE 6, 2017
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
SPECIAL MEETING - 6:30 P.M. / PUBLIC MEETING - 7:00 P.M**

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair and Michael Totilo. Alternates: Michael Buccino, William Levin and Roger Quick. Absent: Claire Fishman, Secretary and Jennifer Godzeno, Voting Member. Present for staff: Ralph Blessing, Land Use Bureau Chief and Vineeta Mathur, Associate Planner. Other City representatives: Mayor David Martin; Michael Handler, Director of Administration; Barry Hirsch, Historic Preservation Advisory Commission ("HPAC"); Anthony Romano, Management Analyst OPM; Martin Levine, Special Assistant to the Mayor and Burt Rosenberg, Assistant Corporate Counsel.

Ms. Dell called the meeting to order at 6:30 p.m. and introduced the members of the Board and staff present. Ms. Dell also explained that this is a regular meeting and also a public meeting which would start at 7:00 p.m.

REQUEST FOR AUTHORIZATION:

SOUTH END FIRE STATION - 670 PACIFIC STREET - PURCHASE & SALES AGREEMENT (Denied without prejudice from May 9, 2017): Pacific Street Firehouse, LLC has submitted a proposal to purchase the property and buildings at South End Fire Station #2. New information has been submitted and this item is coming back before the Planning Board for reconsideration. Mayor David Martin made a brief presentation regarding challenges that the City has faced in restoring the firehouse and other historic buildings in Stamford. Burt Rosenberg, Assistant Corporate Counsel, then spoke about the changes to the Purchase & Sales Agreement and answered questions from the Board. Barry Hirsch, Board Member of HPAC, made a brief statement confirming their support of the agreement. After a brief discussion, Mr. Tepper moved to *approve* the Purchase & Sales Agreement for the Pacific Street Firehouse with a recommendation to the Board of Representatives that Item No. 13 from HPAC's document titled "*Top Ten (Plus Four More) Reasons Why the South End Firehouse Should be Saved*" be implemented and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this 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. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Quick, Tepper and Totilo).

Ms. Dell stopped the meeting at 6:55 p.m. for a 2 minute break before starting the Public Meeting at 7:00 p.m. Ms. Dell explained that the Capital Expenditures will be heard after the Public Meeting due to time constraints. Ms. Dell also explained that this is Public Meeting and not a Public Hearing and will allow citizens to speak. If notice to speak had not been given prior to the meeting, a sign-in sheet (*Attachment #1*) has been provided if you would like to come before the Board and offer comments.

Ms. Dell called the meeting back to order at 7:00 p.m. and started the Public Meeting, again explaining that it is not a Public Hearing but she will allow citizens to speak.

PUBLIC MEETING BEGAN AT 7:00 P.M.

ZONING BOARD REFERRALS:

ZB APPLICATION #217-05 & #217-06 - 260 LONG RIDGE LAND, LLC C/O BLT - 120-292 LONG RIDGE ROAD - Text Change and Site & Architectural Plans and/or Requested Uses:

Applicant would like to amend Section 9.BBB to add a new Subsection 5 and renumber existing Subsection 5 to become Subsection 6. Applicant is also proposing a mixed-use live-work campus with the addition of 804 residential units to the 550,000 sq. ft. of office already existing at the site along with courtyard green spaces, a limited amount of retail (.01 FAR) and the creation of over a half (½) mile of river walk along the Rippowam River.

Ralph Blessing, Land Use Bureau Chief, made brief comments explaining the approval process and giving background information on the application. Seth Ruzi, Attorney with BLT, then made an extensive presentation and answered questions from the Board. Amy Souchens, Attorney for the Applicant, provided additional comments and answered questions from the Board.

Ms. Dell paused the meeting at 7:45 p.m. to begin the public session of the meeting. Those who gave prior notice to speak will be allowed to speak first; then those who signed-in tonight will be able to give their comments. The authorized speakers were as follows:

1. Dennis Hampton, President, Heatherwood Homeowners Association (Opposed)
2. Paul Longo (Resident living at 76 Bradley Place) (Opposed)
3. Katina Graham (Works in BLT owned building/Stamford resident) (For)
4. Mark Lebow (Resident living at 52 Terrace Avenue)
5. Douglas York, North Stamford Association (Opposed) (*Attachment #2*)
6. Representative Carl Franzetti, Board of Representatives, District 14 (Abstained from speaking due to possible conflict of interest)

The sign-in speakers were as follows:

1. Tom Kijek (Resident)
2. Martin Levine, Special Assistant to the Mayor, representing Sandy Goldstein, President, Stamford Downtown Special Services District (Retail Only) (*Attachment #3*)
3. Deborah Billington (Cove area Resident)
4. Patricia Liotta
5. Vicki Zacharewicz, Member of the Hubbard Heights Association (Opposed)
6. Aleksandra Moch (95 Halpin Avenue) (*Attachment #4*)
7. Dave Avery, President, Strawberry Hill Neighborhood Association
8. Alan Weyl, Vice President, River Oaks Association, Inc.
9. Patty Fishback, Doral Farms
10. Chris Bruehl, Business Counsel of Fairfield County
11. Jack Condlin, Stamford Chamber of Commerce
12. Mike Battanelli, President, Stamford Neighborhood Coalition (Opposed)
13. Megan Katrell (Cove area Resident) (Opposed)

The following citizens sent in comments, who did not attend the meeting, to be included in the public record:

1. Anthony Socci (*Attachment #5*)
2. Lynn Villency Cohen - Voicemail message received (*Attachment #6*)
3. Jeanette Bilicznianski (*Attachment #7*)
4. Vicky Papson (*Attachment #8*)

Ms. Dell stopped the meeting at 9:20 p.m. for a 10 minute break and called the meeting back to order at 9:30 p.m.

Ms. Dell called for the Applicant, Seth Ruzi, to come back before the Board to answer questions posed by some of the speakers and from the Board.

Ms. Dell stated for the record that emails the Mayor received from Stamford Residents have been presented to the Board to be included in the public record. (*Attachment #9*)

Mr. Ruzi made additional comments, answered questions, and concluded his presentation.

Ms. Dell asked Mr. Ruzi if he had anything else and Mr. Ruzi asked if Amy Souchuns could also make some additional comments. Ms. Souchuns concluded the Applicant's presentation.

Ms. Dell stated that the Planning Board would not be rendering a decision at this meeting in order for the Board to perform further due diligence on this application. Ms. Dell asked the Applicant to please come back for the meeting when the decision is rendered. Ms. Dell also stated that this will be a regular meeting where the public is invited to attend but not allowed to speak and mentioned that the public will have another opportunity to speak when the Zoning Board holds its Public Hearing on this application.

Ms. Dell closed the Public Meeting at 10:30 p.m., allowed time for those who wanted to leave and continued on with the regular meeting.

Ms. Dell called the regular meeting back to order and introduced the next item on the agenda.

SUPPLEMENTAL CAPITAL EXPENDITURES REQUEST FOR AUTHORIZATION:

Anthony Romano, Management Analyst, OPM, was present to provide additional information and/or answer questions on each of the Capital Expenditure items.

- 1. FIBER OPTIC TRUNK CABLE INSTALLATION - PROJECT #CP6999:** Fiber optics has become the preferred method of achieving communications given its higher bandwidths and reliability. Completion of the network with fiber optic cable by replacing twisted pair copper cables will allow these features to be supported to all intersections within the City by this project. After a brief discussion, Mr. Tepper moved to *approve* the Fiber Optic Trunk Cable Installation and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this 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. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Levin, Tepper and Totilo).
- 2. STRAWBERRY HILL AVENUE IMPROVEMENTS:** Strawberry Hill Avenue at Rock Spring Road intersection improvements; specifically to improve traffic safety, flow & operation and to accommodate future traffic. Improve Strawberry Hill Avenue at Rock Spring Road / Strawberry Hill Court intersection by realigning Rock Spring Road approach to the intersection with Strawberry Hill Court approach. The City has applied for a \$1,750,000.00 grant under the Local Transportation Capital Improvement Program (LOTICIP), which is likely to be secured by 2018. The City is responsible for the design and Right-of-Way costs. After a brief discussion, Mr. Totilo moved to *approve* the Strawberry Hill Avenue Improvements and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this 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. Tepper seconded the motion and passed unanimously with eligible members present voting, 4-0-1 (Dell, Quick, Tepper and Totilo; Levin Abstained).

3. **CAPITAL PROJECT CLOSEOUT RECOMMENDATION - SKYMEADOW DRIVE DRAINAGE - PROJECT #CP1075:** The Skymeadow Drive drainage project has been completed and came in under budget. The closeout amount of \$300,000.00 will be applied to Project #C16012 - Citywide Storm Drains project. The Planning Board unanimously moved to *approve* the closeout of the Skymeadow Drive Drainage Project; with eligible members present voting, 5-0 (Buccino, Dell, Quick, Tepper and Totilo).

4. **CITYWIDE STORM DRAINS - PROJECT #C16012:** Citywide installation and replacement of storm drains, catch basins, and curbs. Funds from the Capital Project Closeout of the Skymeadow Drive Drainage project will be applied to this project. After a brief discussion, Mr. Tepper moved to *approve* the Citywide Storm Drains Project and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this 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. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Quick, Tepper and Totilo).

5. **CAPITAL PROJECT CLOSEOUT RECOMMENDATION - BARTLETT - TIE INTO CITY WATER - PROJECT #CP3239:** The tie-in to the City’s water system is no longer needed. As an alternative, a water storage tank and distribution system will be installed. This alternative satisfies the Connecticut Department of Public Health’s requirement as well as minimizes disruption to the neighbors. The Planning Board unanimously moved to *approve* the closeout of the Bartlett - Tie into City Water Project; with eligible members present voting, 5-0 (Buccino, Dell, Levin, Tepper and Totilo).

6. **BARTLETT INFRASTRUCTURE IMPROVEMENT - PROJECT #CP3804:** This request in the amount of \$336,537.76 includes safety, health and air quality improvements to the grounds and buildings on infrastructure elements including but not limited to electrical, plumbing and building systems. It is also required by the Connecticut Department of Public Health that a water storage tank and distribution system be installed. After a brief discussion, Mr. Tepper moved to *approve* the Citywide Storm Drains Project and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this 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. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Quick, Tepper and Totilo).

7. **GENERATOR REPLACEMENT - PROJECT #C63808:** The City of Stamford secured a Federal grant for \$303,795.00. The City currently has \$111,795.00 authorized and needs an additional \$192,000.00 Federal grant approval. After a brief discussion, Mr. Totilo moved to *approve* the Generator Replacement Project and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this 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. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Buccino, Dell, Quick, Tepper and Totilo).

8. **CAPITAL PROJECT CLOSEOUT RECOMMENDATIONS - VARIOUS PROJECTS:** Pursuant to Stamford City Code Section 8-2, partial closeout of the following capital projects is recommended:

Project #	Project Name	Closeout Amount	Funding Source
CP1197	Jail Cell Upgrade	\$546,914.18	Bond (City)
CP9351	Fire Hydrant Replacement	\$78,085.82	Bond (City)

The Planning Board unanimously moved to *approve* the closeout of the two (2) projects listed above; with eligible members present voting, 5-0 (Dell, Levin, Quick, Tepper and Totilo)

9. **SELF CONTAINED BREATHING APPARATUS - STAMFORD FIRE DEPT. - PROJECT #CP6805:** Purchase a new Self Contained Breathing Apparatus (SCBA) to conform to the 2013 National Fire Protection Association (NFPA) Standard 1852 for firefighter safety. This project would replace all current SCBA used by both career and volunteer services. After a brief discussion, Mr. Levin moved to *approve* the Self Contained Breathing Apparatus Project and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this 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. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Quick, Tepper and Totilo)

PLANNING BOARD DISCUSSION:

Discussion of a proposed Zoning amendment relating to Master Plan Category #9 (Urban Mixed-Use) for the South End. This discussion has been postponed until a later date.

PLANNING BOARD MEETING MINUTES:

Meeting of 05/09/17: After a brief discussion, Mr. Totilo moved to recommend approval of the Planning Board Minutes of May 9, 2017; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Quick, Tepper and Totilo).

OLD BUSINESS:

Ms. Dell stated that the Board will continue its discussion on Long Ridge Road at a later date. After some discussion and considering that the next scheduled meeting on Tuesday, June 27, 2017 may not leave much time for discussion as a Public Hearing is on the agenda, it was decided that the Planning Board will hold a Special Meeting on Wednesday, June 28, 2017 to render a decision on this application.

NEW BUSINESS:

Next regularly scheduled Planning Board meeting is:

06/13/17 - If Needed

06/27/17 - Regular Meeting & Public Hearing

06/28/17 - Special Meeting

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 10:55 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

NOTE: These proceedings were recorded on video only as there were technical difficulties with audio recording equipment. The video recording is available for review on the Planning Board website or in the Land Use Bureau located on the 7th Floor of the Government Center, 888 Washington Boulevard, during regular business hours.

PLANNING BOARD PUBLIC MEETING
TUESDAY, JUNE 6, 2017

ZB #217-05 & #217-06 - 260 LONG RIDGE LAND, LLC C/O BLT

SIGN IN SHEET

No

Tom Kijek
MARTIN LEVINE to SST (RETAIL ONLY)

Dourah Billington
Patricia Liotta

Vicki Zacharewicz, Hubbard Heights Assoc.
Aleksandra Moch

DAVE AUERY - Strawberry Hill N.A.

ALAN WEYL - RIVER OAKS ASSOCIATION INC

~~MARK LEBOW - TERRACE AVE~~

Patty Fishback - Doral farms

(OPP)

Dennis Hampton - Heatherwood Assoc.

NO PAUL Longo -

concerned

Mark Lebow 52 Terrace Ave

for

Katrina Graham

NO

Dany York - No Stam. Assoc.
(900 No. Stn home owners)

Rep. Franzelli - Dist. 14
(cannot speak)

for (Chris Bruhl - Bus. of Fairfield
Jack Condlin - Chambers

Do Mike Battavelli - Stam. Deib
Megyn Kattell - ^{Coalition} Core area



June 6, 2017

NORTH STAMFORD ASSOCIATION (NSA) OBJECTIONS REGARDING ZB APPLICATION #217-05 & #217-06 – 260 LONG RIDGE LAND, LLC C/O BLT – 120-292 LONG RIDGE ROAD

The North Stamford Association objects to the above-mentioned applications as filed for the following reasons:

- 1) Negative impact on existing city infrastructure and services consisting of but not limited to; sewers, reservoirs, roadways, storm drains, schools, and police, fire, EMS, and DPW resources.
- 2) Need for financial modeling to demonstrate true benefits to city when taxes have risen three years in a row despite prior tax benefit forecasting related to recent commercial and residential development projects.
- 3) Lack of details around retail space calculations, use limitations, and impact on creation of a 24-hour neighborhood in a current office/day time only setting.
- 4) Setting a change in use precedent for the other office parks further north on Long Ridge and High Ridge Roads.
- 5) The addition of over 1200 parking spaces resulting in vehicles entering and exiting Long Ridge Road, a conduit already backed up from Bulls Head to the Merritt Parkway during rush hour.

Respectfully submitted,



Douglas L. York
President
North Stamford Association

Presentation to Planning Board – June 6, 2017

Good evening, Madam Chair and board members. My name is Martin Levine. I am here tonight representing Stamford Downtown Special Services District. Sandy Goldstein, president of DSSD, regrets she has a conflict and could not be here, but she asked me to make these comments.

Tonight I want to focus specifically on the original proposal for 33,454 square feet of retail development on Long Ridge Rd. DSSD has no comment on other aspects of this proposal.

Actually, we thought this discussion was settled during the 2014 Master Plan process, when, after considerable discussion, the Planning Board did not include retail as a permitted use in the CD zones.

Now we have an application to approve retail uses, with a long list of permitted uses. In discussions with DSSD, BLT has indicated they are willing to reduce the amount of retail to less than 10,000 square feet, and eliminate most of the requested retail uses.

While DSSD remains in full support of the concept that retail belongs primarily in the Downtown, we can live with total retail in the 5,000 – 10,000 square feet range, with only a few clearly neighborhood convenience uses. Most significantly, no individual store will be permitted in excess of 1,500 square feet in size.

Thank you for your consideration.

Sandy Goldstein
President
Stamford Downtown Special Services District

June 6, 2017

Infrastructure:

Sewage Treatment Plant – recent history – environmental problems and potential health hazard:

- **1943:** The **plant was built, upgraded in 1976 and 2006**, it processes 19 million of gallons per day of wastewater from Stamford and Darien and discharges into the East Branch of Stamford Harbor. It is managed by the Stamford Water Pollution Control Authority.
- **2006:** the plant had completed a **\$105 million** state-of-the-art upgrade — **mostly paid for with state funds** — **that included** the installation of the **ultraviolet lighting system, effluent pumps and four odor control units**. Engineers are still not convinced the ultraviolet lighting is working as it should, and consultants are now evaluating its condition. In fact, millions of dollars have already been spent evaluating what went wrong since the upgrade
- **2010** major sewage bypass event which was featured in *Stamford Advocate*.
- **March 2011 (CT Mirror 2/4/13):** **the aging concrete in a 36-inch sewer pipeline in the Wallack's Point neighborhood gave way. Four million gallons of raw sewage rushed out of a manhole and onto the streets**, over-running one man's four-bedroom ranch house in the gated community of spacious houses that overlooks Long Island Sound. As of today, Stamford has no comprehensive program to monitor the condition of underground sewer lines. Some steps were taken as a pilot program.
- **2011 (CT Mirror 2/4/13):** During some periods of heavy rainfall that occurred in, **staff at the plant had to raise and**

disable the lamps. They did so out of concern that the effluent pumps couldn't handle the excess water, which would

then overwhelm the lamps. There is a chance that bacteria or viruses in the water could contaminate the fish caught for human consumption.

- **January 17, 2012**, (*Stamford Advocate*) reported that *the WPCA is under pressure from state and federal authorities to bring its infrastructure and environmental compliance up to code after several sewage line breaks and bypasses that have dumped thousands of gallons of untreated sewage into Long Island Sound.*
- **October 2012**(*CT Mirror 2/4/13*): **the pump controls failed. That caused high tide waters to back up into the plant, interfering with the final steps of the treatment process. About 43 million gallons of partially treated sewage went into the harbor.** The key issues that caused the bypasses have not been fully addressed. **There is still concern that the pumps themselves should have been built at a slightly larger size during the upgrade.** They will eventually need to be replaced, at an estimated cost of \$2 million.
- **2012** (*CT Mirror 2/4/13*): **secondary clarifier broke** and it took a year to fix it. When only three such tanks have been in service since last summer instead of the usual four, heavy rainfall tends to overwhelm them — and water that should at least look clear once it leaves the tanks is instead a chocolate-brown. **A \$1.4 million project to fix that clarifier was finally completed in December,** but since then,

- **2013 (CT Mirror 2/4/13): another clarifier has been taken off-line for repairs. The lack of that one working clarifier allowed 2 million gallons of sewer water to flow into**

Stamford Harbor without being fully treated. The event, known as a sewage bypass, dealt a blow to the area's already hard-hit shell-fishing industry.

May 1, 2014 (Stamford Advocate): Heavy rainfall sent an unprecedented amount of wastewater rushing through Stamford's sewage treatment plant at night, overwhelming the facility's disinfection system and spilling 25 million gallons of partially treated sewage into the harbor. Carl Bochterle, a dock master at Harbor House Marina on the East Branch, said he saw a high volume of sewage running down the channel. A large amount of sludge stuck to the docks where some people live full time on their boats. According to the National Weather Service's station in White Plains, N.Y., more than two and **one-half inches of rain fell** between noon Wednesday and 8 a.m. Thursday. Stamford has separate lines for its storm water and sewage, but. **During significant rainstorms underground pressure from heavy rainfall can cause water to seep into the sewer lines through cracks in its joints or piping.** Stamford's wastewater treatment plant typically treats about **19 million gallons** of sewage on an average day, **and 24 million gallons on rainy days**, Brink said. The facility's ultimate capacity is **58 million gallons** of sewage per day, **but flow levels briefly topped a record-high 73 million gallons** at the height of Wednesday's rainstorm. An average household in **CT produces 200 gallons of sewer per day times 804 new apartments equals 160,800 additional gallons per day**

- **May 15, 2017 Water Pollution Control Authority Board Meeting:** "The WPCA has a **primary clarifier** installed in the

1970 which **is in bad shape**; we are considering our options for replacement of the aged equipment.

Stamford WPCA Top Issues (5-15-17)

- 1. Extreme wet weather caused high flow discharges** which were studied via a flow monitoring. The study identified need for **manhole and sewer line rehabilitation \$264,000**
- 2. UV system disinfection (permit exceedances)** working on it the complete **design will be finished by July 2018**
- 3. Odor control - solid build up problem** – improvement in the future
- 4. WPCA is under US EPA order to replace aged equipment** and increase operations and energy efficiency
- 5. Personnel Safety and electrical upgrade will be addressed in a near future.**
- 6. Clarifier No2 is over 40 years old and in danger of a major failure!!!**

CONCLUSION

Allowing construction of new units in Stamford is not only irresponsible, but also may further endanger the safety and well-being of all the residents. The City should pose a moratorium on new development until one of the major problems, the failing sewage treatment plant is fully addressed. Adding more households translates in increase of sewer production which as demonstrated above the existing facility cannot handle.



Stamford Water Pollution Control Authority Board Meeting

Monday, May 15, 2017

Stamford Government Center

5th Floor BOE Conference Room

888 Washington Blvd, Stamford, CT

Full Meeting Minutes

(The meeting was videotaped.)

Attendees

Michael Handler

Daniel Capano

Ernie Orgera (Absent)

Cristina Andreana

Shelley Michelson (Absent)

Ed Kelly

Merritt Nesin

Monica DiCostanzo (Absent)

William Brink

Rhudean Bull (Absent)

Bill Degnan

Robert Pudelka

Prakash Chakravarti

Mark Turndahl

Stephen Pietrzyk

Marie Sabo

Crystal Blair

David Yanik (Absent)

Lynda Roca

Matthew McGoldrick

Chairman, WPCA Board

Vice-Chair /WPCA Board Member

WPCA Board Member/Director of Operations

WPCA Board Member

WPCA Board Member/Board of Finance

WPCA Board Member

WPCA Board Member

WPCA Board Member/Board of Reps

Executive Director, WPCA

Administration Manager, WPCA

Plant Supervisor, WPCA

Assistant Plant Supervisor, WPCA

Supervising Engineer, WPCA

Accountant, WPCA

Collections System Supervisor, WPCA

Laboratory Director, WPCA

Admin Account Clerk, WPCA

City Controller

CompUtil

Ackerly & Ward

Call to Order, Pledge and Roll Call

M. Handler called the meeting to order at 5:27 pm with roll call and the pledge of allegiance. A quorum was present (5 Board Members).

Public Participation

No members of the public were present.

Executive Session

M. Handler asked for a motion to take Agenda Item 12 out of order. Motion made by D. Capano, seconded by C. Andreana. There was no discussion. **Vote 5-0-0.** The meeting went off-record at 5:28 pm.

At 5:47, M. Handler stated that the meeting was back on-record and that the Board discussed, in Executive Session, litigation strategy regarding Harbor Point v. the SWPCA. He called for a motion and a vote on a settlement between Harbor Point and the WPCA as laid-out by counsel. Motion made by M. Nesin, seconded by D. Capano. There was no discussion. **Vote 5-0-0.**

Minutes Approval

E. Kelly motioned to approve the April 17, 2017, Full Board Meeting minutes; seconded by D. Capano. There was no discussion. **Vote 4-0-1**; C. Andreana abstained.

Safety Report

M. Sabo presented the May Safety report:

- FY16/17 July-April First Reports of Injury: 17 @ cost \$168,500 (vs 16 for same period FY15/16 @ cost \$15,800)
- Monthly inspections of all on-site WPCA fire extinguishers, safety showers & eyewashes, hearing protection, first aid kits, AED, fire blanket and sprinkler heads (unobstructed) are in-progress
- Monthly inspections of all Pump Station safety equipment are also in-progress
- Annual inspections of the Plant & Pump Station, fixed & portable, cranes & hoists are being scheduled
- The April Monthly Site Safety Team Meeting was held on Wednesday April 26th; representatives from C. H. Nickerson have joined the WPCA SST while working as long term contractors on-site
- Confined Space Training for Operations, Mechanics, and Electrician Staff is scheduled for May 24th and June 8th
- Quarterly Staff Meetings will be held on Thursday May 25th at which AED/First Aid and Hot Weather Safety Training will be given

Administrative / Budget Report

B. Brink reported and updated the Board on the following:

- Two vacancies (2 Shift Foreman)
 - did a salary survey and determined that ours for this position is below market rate compared to other WPCF's in the area;
 - having on-going discussions concerning this with the IUOE (International Union of Operating Engineers) union representatives
- 2 Staff members out on medical leave (Admin Manager and 1 mechanic)
- 83.3% of budget year has transpired
 - Operating Expenses (total budget less principal, interest and depreciation) are below budget at 76.3%
 - Salaries are below budget a 79.2% (\$142,000 below budget)
 - OT Wages are over budget at 103.5% (\$54,000 over budget)

Sub-Committee Reports**Finance Committee**

C. Andreana reported that they met at 5:16 pm, just before the Board Meeting

- Motioned to cover financials and receivables at the Board meeting
- Set meeting date of June 14 at 7:00 pm to review and finalize the SWPCA Collection Policy; a final copy of the Collection Policy will be brought to the Board at the June meeting

Technical Committee

D. Capano reported that the Technical Committee met on Wednesday, May 10th

- The Authority is considering up to three 460 kW Doosan fuel cells to provide electricity and emergency power to the Plant; they do involve a 20-year commitment; discussions are still in-progress
- The WPCA has a primary clarifier installed in the 1970s which is in bad shape; we are considering our options for replacement of the aged equipment.

Financial Update**Computil Report**

L. Roca reported:

- Payments coming in regularly with a collection rate at 77% for the April bill, not including cash received that day
- Collection calls are being made and reminder bills to be sent out

Receivables & Arrears

- M. Turndahl reported outstanding receivables of \$7.6 million as compared to \$7.7 million in 2016
- Collection rates for six of the oldest billings are over 99% and the most recent April 2017 bill is over 77%
- 106% of the 2017 Sewer assessments and connection charges budget has been collected
- Cash receipts through April 17, 2017 amounted to \$19.6 million for sewer use and \$1.74 million for sewer assessments and connections

April Financial Update

- M. Turndahl reported that April 2017 income statement showed net income of \$7.6 million or \$4.9 million ahead of budget (vs \$1.4 million ahead last year)
- Reserve fund balance at \$3.5 million
- Pooled cash balance as of April 30 over \$5.6 million and over \$7.6 million as of May 15, 2017 and will not go negative by year end

A&W Collections Report & Update

Matthew McGoldrick reported:

- that the 57 Orchard Street property sale did not occur; the owner entered into a payment plan with the WPCA
- \$25,000 in collections this month to date, bringing the total collected YTD to just under \$400,000
- A significant rise in the number of customers entering into payment plans after just one letter; this results in less legal action needed for collection

Executive Director's Top Ten

B. Brink's report is attached and made a part of these minutes.

M. Handler asked B. Brink to add an additional item to his list: "Information Technology Security", stating that it is not for public discussion and details could be discussed in Executive Session if necessary.

Update: FY2017-2018 Operating & Expense Budget

M. Handler stated that there was not much to discuss at this time and that he anticipates no changes to be made to the budget.

Old Business**Update: SWPCA Collection Policy**

M. Handler stated that this item will be on the Agenda for next month and asked C. Andreana, following the June 14th meeting, to send a copy of the policy out to members for the next Board meeting.

New Business

M. Nesin inquired as to the resolution of the request from Mr. John Zelinsky for an \$18 refund made at a previous meeting. M. Handler answered that he was told by WPCA Staff that that request was beyond the scope of our policies. He added that he also personally spoke to Mr. Zelinsky as follow-up.

At 6:10 pm, D. Capano made a motion to adjourn the meeting; seconded by C. Andreana. There was no discussion. **Vote: 5-0-0.**

Stamford WPCA Top Issues (5-15-17)

No. Issue Action Description Impact Status Schedule

1	Extreme wet weather - high flow discharge and permit exceedance on 5/1/14	Perform an Infiltration and Inflow (I/I) Study to identify and remove extraneous flows caused by rainfall and high groundwater	Regulatory and Operations	Flow monitoring and pilot SSES for sub area with high I/I have been completed. Pilot SSES identified sewer and manhole rehabilitation totaling \$264,000.	Technical specifications for sewer rehab in SSES pilot area are complete and will be bid in June 2017.
2	UV System Performance and Permit Exceedances	Improve reliability of UV disinfection system to avoid permit exceedances.	Regulatory and Operations	UV system design project kick-off meeting held on May 10th	Complete design by July 2018
3	Odor Control	Minimize odors off site at treatment plant	Operations	All odor control scrubbers and carbon canisters are on line and working effectively. Synagro is investigating the addition of a mist venture scrubber to reduce solids buildup in the odor control scrubber for the dryer building.	Schedule for construction of storage building to house sludge trailers needs to be reviewed in light of other capital project needs.
4	WPCF evaluations and improvements	Engineering evaluations required in response to USEPA Admin Order. Study, design, and construct WPCF improvements to replace aged equipment and increase operations and energy efficiency.	Regulatory and Operations	Wright-Pierce has completed first workshops with SWPCA staff for design of Preliminary and Secondary Treatment Improvements.	New SCADA system is operational and going through punch list. C H Nickerson is ahead of schedule on construction of Flow Distribution Improvements.
5	Reduce energy costs	Evaluate and implement energy conservation measures (ECM)	Operations and Financial	Energy audit funded by Eversource being completed by JK Muir. Received incentive of \$59,360 from Eversource for ECM associated with Flow Distribution Project.	Prepare RFP for conversion to LED lighting at WPCF by July 2017. Currently evaluating possible use of fuel cells at WPCF.

6	Personnel Safety	Comply with requirements for arc flash protection.	Operations	Technical specifications for electrical system preventive maintenance for WPCF and PS have been completed.	Electrical preventive maintenance contract has been advertised for bid opening in June. Holzner Electric Co. to begin construction of Dyke Lane PS electrical upgrade in May 2017 pending CAM review.
7	Replace equipment in Primary Clarifier No.2	Replace equipment in Primary Clarifier No. 2 which is over 40 years old and in danger of a major failure.	Operations	Negotiating equipment replacement cost and reschedule for delivery with equipment manufacturer.	Lead time for equipment delivery is 12 to 20 weeks after shop drawing approval depending on manufacturer.
8	Update and revise SWPCA's written policies and procedures	Update SWPCA policies and procedures to describe current practices and provide guidance to SWPCA Board, staff and customers.	Operations and Financial	Proposed City ordinance describing responsibility for building lateral maintenance and repair was revised and is being reviewed by BOR Operations Committee.	SWPCA personnel policies have been assembled into a draft employee handbook by SWPCA Admin Staff for Operational Policies Sub Committee review and approval in June 2017. Finance Committee, A&W and SWPCA Staff working on revising policies for collection of past due user charges and sewer assessment and connection charges. Go to bid by July 2017.
9	Perna Lane Area Sewer Project	Construction of Perna Lane Area Sewer Project	Operations	Design plans and specifications are being reviewed by City Engineering and EPB.	

ATTACHMENT #5

Anthony Socci
105 Little Hill Dr
Stamford, CT 06905

Hello - Is this for real? I can't believe you are considering allowing this (see below)

Planning Board, Public Meeting, Tuesday, June 6, 7:00 PM

The developer, BLT, has applied to the Planning Board for a zoning change that would allow them to build 804 residential (rental) units on Long Ridge Road across from Lord & Taylor's. Each unit will have at least one vehicle. So at least 800 more residents and 800 vehicles!!

If this text change is approved, there are other Commercial Properties along Long Ridge and High Ridge Roads that could be developed leading to hundreds more residents and vehicles. BLT is nearing completion of 4,000 new residential units on the South side.

PLEASE DO NOT ALLOW THIS. WE NEE TO PROTECT OUR NEIGHBORHOODS FROM OVERDEVELOPMENT!

Anthony Socci

ATTACHMENT #6

Voicemail Message Received

Lynn Villency Cohen
Stamford, CT 06905

I'm just calling to register my opposition to BLT's planned rental properties, 800 of them on Long Ridge Road's corridor. My name is Lynn Villency Cohen and I am a resident of North Stamford and I would hope that the Planning Board listens carefully to residents in Stamford whether it be the Ridges or North Stamford or Downtown to understand the kind of congestion we have right now and what this planned property change would do to further choke and suffocate this area. Thank you so much for the opportunity to speak with you and I do hope you vote against this text change to the Master Plan and oppose the BLT rental properties.

Comments received by Jeanette Bilicznianski

6/10/17

Dear Planning Board Members,

I oppose BLT's application for their properties on Long Ridge Rd. (i.e., former Olin/GE) for the following reasons:

- Environmental impact - Running along BLT's property is the Rippowam River whose natural habitats have remained untouched for years. The undeveloped acreage along the river has been a sanctuary to both wild life and wetland foliage. The building of 800 units in terms of density and human population would undeniably impact their fragile ecosystems. Please do not consider the application until the impact on the environment is studied.
- Implications of growth on infrastructure and taxes - Following a boom of multi-scale housing developments, Stamford property owners continue to see their taxes rise despite an increase of the grand list. I no longer want to subsidize the cost of these multi-scale developments in the long term (i.e., roads, schools). Please do not consider the application until the cost of infrastructure can be determined and how it will be subsidized.
- Public access isn't an equitable exchange for the city - As a lifelong resident of Stamford, public access along the rivers is not a priority in terms of quality of life like downtown's Mill River Park. More details of the proposed walkway should be made public so that homeowners along the Rippowam River may understand its potential impact on their properties.

Ultimately, the walkway should not be perceived as an equitable exchange. Please do not consider BLT's application and the assumption that the walkway is a gain for the city given its unknown impact on homeowners, the environment and taxation.

- Impact on utility demands/natural resources - In consideration of the recent drought, I would question the water company's and WPCA's ability to service such a large scale development. Nor should the cost of such a large-scale development be passed onto existing Stamford businesses or homeowners in terms of increased utility rates. Please do not consider the application until basic services to an 800-unit development can be assessed.
- Impact on traffic - I travel Long Ridge Road daily. In terms of rush hour traffic and pedestrian safety, I have serious concerns about the intersection of Long Ridge and Cold Spring Rds.

As traffic increases along the major artery of Long Ridge Rd., there is a potential to see an increase in traffic in the residential neighborhoods of Stillwater Rd., Cedar heights Rd., Brookrun Rd., Cross Rd. and Terrace Rd.

In an effort to avoid congestion, drivers will use these roads as cut throughs. Glenbrook is seeing a similar problem that is affecting the quality of life of area residents. Please do not consider BLT's application until the impact of 800 units on traffic is thoroughly assessed.

- Neighborhood impact - The existing large acreage corporate campuses with lower densities have seamlessly and effectively allowed suburban homeowners to live alongside corporations without complaint.

The proposed development will have an undeniable impact on the suburban nature of these surrounding neighborhoods. The line for massive rental development should not cross into the Ridges. Long Ridge Road is not downtown or the South End.

Understandably, changes were made to the Master Plan in the South End so that industrial wasteland could be transformed into thriving rental communities.

However, this is not the case with BLT's Long Ridge application. BLT's application seeks to revitalize an area of Stamford that is already thriving with suburban neighborhoods, restaurants and retail. Furthermore, this proposed residential/retail campus does not serve to increase patronage to surrounding businesses since it will include self-contained retail.

As a Planning Board, your decisions have a profound impact on the character of neighborhoods and the quality of life of residents. Please do not consider the application until the following questions are answered:

- 1) Is such a an unprecedented development in terms of an 800 unit residential campus north of Cold Spring Rd., desirable or even justifiable in terms of sacrificing well-established neighborhoods and the quality of life its residents.
- 2) Will the city actually benefit from such a drastic change in city planning north of Cold Spring Rd. given that so many questions remain unanswered in terms of a cost/benefit analysis?
- 3) Finally, is it the responsibility of a public board to enable commercial property owners to profit from land holdings that cannot be leased vs. ensuring a well thought out Master Plan that will affect future generations of Stamford residents.

Thank you for your time and consideration.

Regards,
Jeanette Bilicznianski

ATTACHMENT #8

From: <vicky.papson@wellsfargo.com>
Date: June 13, 2017 at 11:19:23 AM EDT
To: <RBlessing@StamfordCT.gov>
Subject: LONG RIDGE APARTMENTS
June 13, 2017

Dear Mr. Blessing

I sat through the Planning Board hearing regarding the Long Ridge apartments. While I did not speak at the meeting, I want to make sure that the Planning Board knows that not all in attendance agreed with the characterizations of the project or the gloom and doom predictions for our City if we continue to have growth. I like that I am living in a city that continues to look to improve.

I have lived in Stamford for over 30 years. Stamford should no more be frozen in time now than 20 years ago or 40 years ago. If we want to maintain our "quality of life" and our home values, we must continue to evolve with the times. If not, to whom will we sell our homes? Why can't our kids who grow up in the northern parts of the city rent in the area if we have sites like this one? Or even people just moving to Stamford for the first time who want to rent before they decide where to buy, and maybe don't like the hustle and bustle of downtown? We need more people to stay and move here if we want to maintain our home values.

The project I saw on Tuesday night appeared to be reasonably attractive 3-story apartments among office buildings and across the street from the Lord & Taylor and separated from most of its neighbors by the river and Long Ridge Road. I don't see how this is inappropriate. Having seen what BLT has built elsewhere, I have confidence that this will be a quality project. And I like that they have included public park space.

I am in favor of this Project.

Please share these thoughts with any boards considering this project.

Thank you.

Respectfully,

Vicky Papson
63 Revonah Circle
Stamford CT 06905

VICKY PAPSON

Mortgage Consultant
NMLSR ID 413640

Wells Fargo Home Mortgage | 777 Summer St | Stamford, CT 06901
MAC M1542-011
Tel 203-329-4408 | Cell 203-253-1382 | Fax 1-866-511-9548

vicky.papson@wellsfargo.com

MAYOR
David R. Martin



Director of Operations
ERNIE ORGERA

Land Use Bureau Chief
Ralph Blessing, PhD

Principal Planner
David W. Woods, PhD, AICP

**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152**

ATTACHMENT #9

Received at the Public Meeting on Tuesday, June 6, 2017
Emails to Mayor David Martin from Stamford Residents:

1. Alex Krauss
59 Brownley Drive
Stamford, CT 06905
2. Deborah Billington
101 Givens Avenue, Unit A
Stamford, CT 06902
3. Deborah Hirsch
33 Hartswood Road
Stamford, CT 06905
4. Priscilla Duffy
5 Hampshire Lane
Stamford, CT
5. Geraldine & Vincenzo Cortese
114 Brook Run Lane
Stamford, CT 06905
6. John Pace
1476 Hope Street
Stamford, CT 06907
7. Louis Sabini
151 Wood Ridge Drive
Stamford, CT 06905
8. Susan Sabini
151 Wood Ridge Drive
Stamford, CT 06905

Pankosky, Valerie

From: Mayor's Office
Alex Krauss
Subject: RE: proposed 800 unit apartment complex on Long Ridge Rd and apartment complexes on High Ridge

Dear Alex Krauss,

Thank you for writing to me regarding the application before the Planning Board tonight, "ZB Application #217-05 & #217-06 – 260 Long Ridge Land, LLC c/o BLT – 120-292 Long Ridge Road."

I have taken the liberty of forwarding your email to the Chair of the Planning Board, Theresa Dell, and I encouraged her to share your communication with the other members of the Planning Board so that they are aware of your thoughts.

This application was submitted to the **Zoning Board** and requests, among other items, a change in the zoning regulations to permit retail and residential development in the existing campus commercial zones (which are mostly located along High Ridge and Long Ridge Roads). The legal process requires that these types of applications be referred to the **Planning Board** for a recommendation back to the **Zoning Board**. A negative recommendation from the **Planning Board** would then trigger a "super-majority" vote (4-1) of the **Zoning Board** for approval instead of a simple majority vote (3-2). Once the **Planning Board** has made its referral to the **Zoning Board**, the **Zoning Board** will hold a public hearing on this specific application.

Again, thank you for taking the time to write to me on this very important matter.

Mayor David R. Martin

From the email of Valerie A. Pankosky
Executive Assistant to Mayor David R. Martin
203-977-5088
vpankosky@stamfordct.gov

From: Alex Krauss [mailto:alexandrakrauss@yahoo.com]
Sent: Tuesday, June 6, 2017 12:39 AM
To: Mayor's Office <MayorsOffice@StamfordCT.gov>
Subject: proposed 800 unit apartment complex on Long Ridge Rd and apartment complexes on High Ridge

Hello Mayor Martin,

I own the home at 59 Brownley Drive and live here with my long time partner Daniel DeVos of Stamford. I am writing to you regarding BLT's proposed 800 apartment building complex on Long Ridge Road and their attempts to put thousands of apartment complexes on High Ridge Road. **We strongly feel that these projects would be horrible for Stamford as well as our neighborhood.** I am also sharing our opinion with Representatives Deluca and Franzetti. **Please let me know what else we can do to help prevent these atrocities from happening.** We will be attending the planning board meeting on Tuesday evening.

Thank you.

Best regards,

Alexandra Krauss
Brownley Drive
Hamford, CT 06905
203-329-0693
alexandrakrauss@yahoo.com

Pankosky, Valerie

From: DEBORAH BILLINGTON <dbillington@mac.com>
Date: Tuesday, May 23, 2017 2:45 PM
To: Mayor's Office
Subject: BLTs Proposed Text Change to Zoning Regulations

Dear Mayor Martin,

I am firmly opposed to Building & Land Technology's application to build over 800 apartments in their office parks on Long Ridge Road. Furthermore, I am appalled at BLT's attempt at changing our Zoning Regulations to allow *thousands* of apartment units in the C-D zoned office parks on High Ridge Road and Long Ridge Road. Enough is enough!

Sincerely,

Deborah Billington

101 Givens Avenue, Unit A, Stamford, CT 06902

Pankosky, Valerie

From: Deborah Hirsch <debhirsch@optonline.net>
Sent: Saturday, May 20, 2017 5:27 PM
To: Mayor's Office
Cc: Quinones, Matt; Kolenberg, Steven; Stamford Land Use
Subject: Carl Franzetti's great idea

Dear Mayor Martin,

I am firmly opposed to Building & Land Technology's application build over 800 apartments in their office parks on Long Ridge Road.

Furthermore, I am appalled at BLT's attempt at changing our Zoning Regulations to allow thousands of apartment units in the C-D zoned office parks on High Ridge Road and Long Ridge Road. Enough is enough!

Sincerely,

Deborah Hirsch
33 Hartswood Rd.
Stamford, CT 06095

Pankosky, Valerie

From: Duffy, Priscilla <Priscilla.Duffy@gartner.com>
Sent: Tuesday, May 23, 2017 10:34 AM
To: Mayor's Office
Subject: Overbuilding in City: BLT Long Ridge Road Plan a Bad Idea

Dear Mayor Martin,

Please note that I am firmly opposed to Building & Land Technology's application build over 800 apartments in their office parks on Long Ridge Road. Furthermore, I am appalled at BLT's attempt at changing our Zoning Regulations to allow *thousands* of apartment units in the C-D zoned office parks on High Ridge Road and Long Ridge Road. Enough is enough.

Sincerely,

Priscilla A. Duffy
5 Hampshire Lane
Stamford, Conn.

RE: Building & Land Technology (BLT) has applied to modify Stamford's Zoning Regulations so they can build an 804-unit (no, that's not a typo) apartment complex at 120-292 Long Ridge Road (the former Olin and G.E. Capital office complexes), which are located in "Designed Commercial" (C-D) zones. Currently, only office buildings—not apartments—are allowed in C-D zones.

BLT's proposed "text change" to our zoning regulations would apply not only to 120-292 Long Ridge Road—it would apply to ALL office complexes in C-D zones. (The former Xerox complex and Synchrony complex on Long Ridge Road; High Ridge Park next to the Merritt Parkway; and the former Walden Books complex at 225 High Ridge Road are a few other examples.) Virtually all of these complexes are surrounded by single-family homes. BLT's proposed text change would thus adversely affect the quality of life for hundreds of Stamford homeowners, especially in the Mid-Ridges.

In response to BLT's overly aggressive plan, 14th District Representative Carl Franzetti has proposed a temporary moratorium on new building permits for multifamily and mixed-use housing projects. Although such a moratorium may not be possible to enforce, we need to let our representatives and City officials know that we are fed up with rampant over-development in residential parts of Stamford.

Kind Regards, Priscilla

Priscilla A. Duffy | Vice President
Gartner, Inc. | 56 Top Gallant Road | Stamford, CT USA 06904
Telephone: +1 203 316 6888 | Fax: +1 203 316 6194

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Pankosky, Valerie

From: Gerri Cortese <gerri.cortese@gmail.com>
nt: Tuesday, May 30, 2017 1:49 PM
To: Mayor's Office
Cc: Franzetti, Carl
Subject: Zoning Regulations - Bull's Head Master Plan Changes

Dear Mayor Martin ,

I am firmly opposed to Building & Land Technology's application build over 800 apartments in their office parks on Long Ridge Road. Furthermore, I am appalled at BLT's attempt at changing our Zoning Regulations to allow *thousands* of apartment units in the C-D zoned office parks on High Ridge Road and Long Ridge Road. Enough is enough!

Sincerely,

Geraldine & Vincenzo Cortese
114 Brook Run Lane
Stamford, CT 06905
203-223-5356/203-223-5355

Pankosky, Valerie

From: J Pace <pacejohnc@yahoo.com>
nt: Monday, May 22, 2017 5:54 PM
To: Mayor's Office
Subject: BLT's application

Dear Mayor Martin

I am firmly opposed to Building & Land Technology's application build over 800 apartments in their office parks on Long Ridge Road. Furthermore, I am appalled at BLT's attempt at changing our Zoning Regulations to allow *thousands* of apartment units in the C-D zoned office parks on High Ridge Road and Long Ridge Road. Enough is enough!

Sincerely,

John Pace

1476 Hope St

Stamford, CT 06907

Pankosky, Valerie

From: Lou Sabini <lousabini@gmail.com>
nt: Saturday, May 20, 2017 4:29 PM
To: Mayor's Office
Subject: Re: More Apartments? Absurd.

Dear Mayor Martin,

I am firmly opposed to Building & Land Technology's application build over 800 apartments in their office parks on Long Ridge Road. Furthermore, I am appalled at BLT's attempt at changing our Zoning Regulations to allow *thousands* of apartment units in the C-D zoned office parks on High Ridge Road and Long Ridge Road. Enough is enough!

Sincerely,

Louis Sabini

Pankosky, Valerie

From: Sue Sabini <suesabs@gmail.com>
nt: Sunday, May 21, 2017 8:55 AM
To: Mayor's Office
Subject: BLT Long Ridge Rd. zoning change proposition

Dear Mayor Martin,

Does Stamford really need another 800 apartments? Does Stamford really need more traffic in an already very dangerous intersection at Bull's Head? I am firmly opposed to Building & Land Technology's application to build over 800 apartments in their office parks on Long Ridge Road. Furthermore, I am appalled at BLT's attempt at changing our Zoning Regulations to allow *thousands* of apartment units in the C-D zoned office parks on High Ridge Road and Long Ridge Road. Enough is enough!

Sincerely,

Susan K. Sabini
151 Wood Ridge Dr.
Stamford, CT 06905