

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES
TUESDAY, DECEMBER 11, 2012
7TH FLOOR LAND USE BUREAU CONFERENCE
AREA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chairperson, Claire Fishman, Roger Quick, Mike Totilo and Jay Tepper. Present for staff was Todd Dumais.

Mrs. Dell called the meeting to order at 7:00pm. Alternate Jay Tepper was seated for the absent Dudley Williams. Mrs. Dell announced that she would take the second and third items on the Agenda out of order and discuss them first and second.

Zoning Board of Appeals Referrals:

ZBA Appl. 072-12 – Roxbury Swim & Tennis Club, Inc. requesting Special Exception Approval to modify existing tennis court lighting and construct a new paddle tennis court at the Roxbury Swim and Tennis Club located at 240 Roxbury Road in a RA-1 district.

Mr. Dumais explained the application to the Board saying that there was no impact to surrounding properties and he described the lighting will be far away from everything and the new paddle court being surrounded by existing courts.

After a brief discussion, Mr. Quick moved to recommend approval of the special exception. Mr. Totilo seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Fishman and Tepper).

Zoning Board Referrals:

ZB Application 212-28 – GTO Capital Management, LLC, requests approval of special exception under the Village Commercial District regulations to construct a new four-story mixed use building containing 13 residential units and approximately 725 s.f. of ground floor retail space on a property located at 947 Hope Street in V-C district.

Mr. Dumais explained the application to the Board and noted that it was nearly identical to the conceptual design staff developed when planning the Village Commercial District. He stated that the application was consistent with nearly all of the goals of the Village Commercial District and its underlying Master Plan category.

Board members commented that they'd like to see more landscaping along Fahey Street to provide more green. Mr. Totilo noted the landscaping should be consistent with the streetscape. Mrs. Dell said wherever possible, the applicant should provide for additional streetscaping and landscaping. The Board discussed the streetscape and decided they wanted a defined treatment along Fahey Street. They asked Staff to include this on the referral letter.

After a brief discussion, Mrs. Fishman moved to recommend approval of the special exception. Mr. Quick seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Fishman and Tepper).

Supplemental Capital Appropriation:

WPCA – Major Rehabilitation – request for a supplemental appropriation of \$2,000,000.

Prakash Chakravarti, Supervising Engineer WPCA, explained that the WPCA was asked by OPM to give their urgent needs and that the requests before the Board are two-year request so they won't have to come before the Board next year for these items. He then provided the

Board with a detailed description of each project request and that the work will be completed over the next two years.

Mr. Tepper asked if this work would do anything to address the odor issue at the treatment plant? Mr. Chakravarti said partially.

Mrs. Dell asked what they are doing for plant security? Mr. Chakravarti said their site is also used by the Solid Waste Department and they have two entrances with people cutting through to avoid traffic lights and also illegally dumping waste on-site and they are looking at new security measures to prevent this.

Mrs. Fishman had a question about uncollectable funds? Mr. Chakravarti explained how the WPCA collects sewer assessment charges and payment may be scheduled over a 15-year period.

After a brief discussion, Mr. Tepper moved to recommend approval of the supplemental request. Mr. Totilo seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Fishman and Tepper).

WPCA – Sanitary Sewer Rehabilitation – request for a supplemental appropriation of \$2,000,000.

Mr. Chakravarti gave a detailed description of the request using an example of the Wallack's Point sewer breakage. He explained that most of the funds are going for a 60" line that comes into the plant which needs need to be inspected and rehabilitated. Mr. Chakravarti noted that the sewers from the treatment plant to the mall will all be reviewed for rehabilitation.

Mrs. Dell asked if there was funding from the State? Mr. Chakravarti said they'll see it but typically don't get any. Mrs. Dell said when this request goes to the Board of Finance to please make sure they know this is a two to three year project and the Planning Board would like to have a yearly progress report of how this is going.

Mr. Quick noted the amounts are quite large and wondered how this may affect the safe debt limit.

After further discussion, Mrs. Fishman moved to recommend approval of the supplemental request. Mr. Tepper seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Fishman and Tepper).

Capital Budget FY 2013/14 & Capital Plan 2015-2020:

Board Discussion of the Capital Budget

Mrs. Dell said that once again the Board needs to consider the outside agencies.

Mr. Tepper said on the first go around they should have a number one and see where that gets us. Then hold up on number two and three.

For Scofield Manor the Board had a question about the two versus three priority rating.

Discussion of WPCA. Next week's meeting they will prioritize. The week of December 25th they'll meet in Thursday.

Planning Board Meeting Minutes:

Mrs. Dell postponed review of the minutes of 9/18-12 and 11/20/12 to a future meeting date.

Meeting of 11/27/12

After a brief discussion, Mr. Tepper moved to approve the minutes. Mr. Quick seconded the motion which carried with the eligible members present voting, 4-0 (Dell, Quick, Totilo and Tepper; Fishman not voting).

Meeting of 12/4/12

After a brief discussion, Mrs. Fishman moved to approve the minutes. Mr. Quick seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Tepper).

Old Business

Subdivision Application #3833 Carlos Errico, Dominick Errico & Angelo Errico.157 Vine Road, Modification of Condition #9 of the subdivision approval, requesting an additional 5 years to complete all "work" as defined in CGS 8-26c(b)

After a brief discussion, the Board indicated that they were more comfortable provided the applicant with a two year extension. Mr. Quick moved to recommend approval of a two year extension of time. Mr. Totilo seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Fishman and Tepper).

There being no further business, Mrs. Dell adjourned the meeting at 9:45 pm.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

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