

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES # 3601
TUESDAY, JANUARY 18, 2011
7TH FLOOR LAND USE CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Jay Tepper, Michael Totilo and Zbigniew Naumowicz. Present for staff were Norman Cole and Todd Dumais.

Regular Meeting

The Chair, Mrs. Theresa Dell, called the meeting to order at 7:30 p.m. Two Regular Board Members were absent and the chair seated the alternates, Jay Tepper and Zbigniew Naumowicz.

Lease Agreements:

Proposed Lease Agreement between the City and the St. John's Church

Mr. Dumais described the details of the agreement. After a brief discussion, Mr. Tepper moved to recommend approval of the Lease Agreement. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 4-0 (Dell, Tepper, Totilo and Naumowicz).

Proposed Lease Agreement between the City and Congressman Jim Himes

Mr. Dumais described the details of the agreement. Mrs. Dell stated that she felt for future leases the monthly amount should be increased. Mr. Tepper moved to recommend approval of the Lease. Mr. Naumowicz seconded the motion and it passed unanimously with the eligible members present voting, 4-0 (Dell, Tepper, Totilo and Naumowicz).

Board questioned why no increase to lease amount at all.

Zoning Board of Appeals Referrals:

ZBA - APPL. #086-10, Marangos, requesting variances of front, front street center, and side yard setbacks and building area % lot coverage to permit the construction of a one car garage on a property located in the R-10 district having an address of 62 Hobson Street.

Mr. Dumais described that the property is a corner lot with no other location to construct the garage. He added that since the previous time the Board saw this application, the garage has been reduced from 1.5 cars to one and the coverage request decreased. After a brief discussion, Mr. Totilo moved to recommend approval of this application. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 4-0 (Dell, Tepper, Totilo and Naumowicz).

ZBA – APPL. #087-10, Gaglio, requesting variances of Section 6 and Section 7 to permit the construction of a two-story detached accessory structure in RA-1 district for a property having an address of 75 Haviland Road.

After a brief discussion, the Board tabled this application with a request for more information about what the need is for the second story on the garage.

Capital Budget:

Capital Budget FY 2011/12-2018: Review and discussion of FY2011/12-2018 Capital Budget and Plan, including the status of current capital projects and draft budget message.

Mrs. Dell addressed the Board with an overview of what transpired over the past week. She was asked by the Mayor and Fred Flynn to speak at the upcoming Board of Finance meeting but then notified on Friday, January 14, 2011 that she was that she was not needed because hearing from the Planning Board had no bearing on the Safe Debt limit. Mrs. Dell then distributed an email from Lorraine Gilden, Administrative Assistant for the Board of Finance and referenced minutes of their last meeting. She asked the Planning Board members to read through the minutes. Mrs. Dell then explained that she had prepared a response letter and requested that if the Board was in agreement with her, to have her letter read into the record as the official response to the Board of Finance action. She then gave the Board a few minutes to look over the letter, asked the members for comments and feedback. He other Board members made comments and had some questions. It was the consensus of the Board to send Mrs. Dell's letter to the Chair of the Board of Finance.

Mrs. Dell stated that the Finance Board is chartered to provide us with a Safe Debt Limit, which they have not done. They can recommend a Safe Debt Limit but cannot dictate an amount of \$25 million. She then stated that we as the Planning Board, cannot in good faith look at a \$97 million budget and say $\frac{3}{4}$ of it is no good and only look at a $\frac{1}{4}$ of the City's needs.

Mrs. Dell said the Finance Board has a right after we submit our Budget to the Mayor to comment and make cuts; if they review and want to reduce budget to \$25 million, it's up to them to decide where to make additional cuts. The Board discussed Charter requirements

Mr. Tepper said he'd like to see the impact of delaying projects because we are at historic low interest rates. What is the long-term impact of debt service?

Mr. Totilo said it's not up to the Finance Board to come up with a number for the Budget at this point of the process; their task is to come up with a Safe Debt Limit. It's Financial Planning to come up with a maximum borrowing capacity for the City; why aren't they looking at it from this perspective.

Mr. Naumowicz thought Mrs. Dell's letter was appropriate and well written and should be sent to the Board of Finance.

The members discussed the letter and possibility of incorporating it into the budget transmittal letter. It was the consensus of the Board to add all members' names to the letter.

Mrs. Dell read a copy of the letter from Theresa Dell, Chairman of the Planning Board to Joseph Tarzia, Chairman of the Board of Finance into the meeting record as a copy of the testimony that would have been given if the members had been allowed to address the Board of Finance at their meeting on January 13, 2011.

The Board members reviewed the budget message for content, accuracy and priorities. There was a brief discussion about the language regarding the Fire Department.

New Business:

Mr. Dumais informed the Board that the next meeting would be January 25, 2011. Mrs. Dell noted that she could not make that meeting date and that Mrs. Fishman would be the acting chair.

There being no further business to discuss, Mrs. Dell adjourned the meeting at 9:40 p.m.

Respectfully Submitted,

Theresa Dell, Chairman
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.