

STAMFORD PLANNING BOARD  
PUBLIC HEARING AND REGULAR MEETING MINUTES #3603  
TUESDAY, FEBRUARY 8, 2011  
7<sup>th</sup> FLOOR LAND USE CONFERENCE AREA  
888 WASHINGTON BLVD., STAMFORD, CT

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

**Public Hearing**

***2011-2012 Capital Budget and 2012-2018 Capital Plan***

The chair, Mrs. Dell, called the meeting to order at 7:30 pm and introduced members of the Board and Staff to the Public. Mrs. Fishman read the following Legal Notice of the hearing into the record:

“In accordance with Section C8-20-5 of the Stamford Charter, the **STAMFORD PLANNING BOARD** will hold a **Public Hearing on Tuesday, February 8, 2011, at 7:30 P.M., 4<sup>th</sup> Floor Cafeteria, Government Center Building, 888 Washington Blvd., Stamford, CT** to hear public comments on **the recommended CAPITAL BUDGET for the 2011-2012 and the CAPITAL PLAN 2012-2018**. This meeting was originally scheduled for February 1, 2011, but was rescheduled due to inclement weather. Copies of the budget document are available in the Land Use Bureau Office, 7<sup>th</sup> Floor, Government Center Building, during regular business hours; on the City’s website at [www.cityofstamford.org](http://www.cityofstamford.org), “City Departments drop down menu / Planning / Planning Board Draft Recommended Capital Budget 2011-2012 & Capital Plan 2012-2018;” and at the Public Hearing.

The meeting place is accessible to the physically impaired. Deaf and hearing impaired persons wishing to attend this meeting and requiring an interpreter may make arrangements by contacting the department of Social Services Administration Office at 203.977.4050 at least four working days prior to the meeting.”

Mrs. Dell discussed the process of how the Public Hearing would be conducted. Mr. Dumais read the following email from the City Engineer into the record:

“Stamford Planning Board:

Based upon the needs indicated in the roadway paving backlog list, the Engineering Bureau requested \$4,000,000 in the 11/12 budget for road paving under capital project C56182 Street Patch and Resurfacing account.

The capital budget recommended by the Planning Board currently indicates \$2,000,000 for this account in fiscal year 11/12.

Based upon the severe winter and the impact it is having on the road system, there are many new roads not currently included on the backlog list that are deemed to be in very poor condition that are recommended for repaving. The current road paving backlog list includes over 90 roadways.

The backlog list and newly added roads in poor or very poor condition are currently being re-evaluated based on condition and funding availability to equitably address which roads should be paved in fiscal year 11/12.

As such it is recommended that funding be restored into C56182 as requested.

Lou Casolo”

Mr. Tepper commented that he was upset that no one from Engineering Department was present to speak to the Board.

The Chair asked if there was anyone from the Public would like make a general comment on the overall Capital Budget. There being no overall comments, Mrs. Dell asked for project specific comments or questions from the public.

### **Urban Transitway**

Karen Murphy, 68 Saddle Rock Road commented that in the Urban Transitway (SUT), City has approved over \$28million already and asking for \$23.5 million more. Over \$50million scheduled for this project. Her concern is safety and schools and to allocate \$50million to Urban Transitway is excessive. This year’s budget is \$37.5 million and there is \$82million needed; should take a more pro-active role. Regarding the Ferry Terminal to start now. Look at a 6-year plan and how the Ferry Terminal takes priority is unacceptable.

Mrs. Dell responded by saying previous budget years have monies approved already by the Board of Finance and Board of Representatives; we have nothing to say how funds are allocated after the Planning Board makes its recommendation. The Mayor and each board has a say in how funds actually get spent. The Ferry Terminal is funded in out years but could have been put even further out. Mrs. Dell again stated she wished the Engineering Department had someone present tonight to respond to these sorts of items.

Mr. Tepper stated that the Planning Board is not staffed to determine the fiscal ability to pay for Capital Projects, however, as the Mayor requested, the Board has prioritized the projects.

Mr. Dumais read and submitted a letter from the Mill River Collaborative into the record.

Karen Murphy asked if the Board was aware of the number of legal issues surrounding Mill River and questioned whether TIF bonding is possible.

### **Smith House**

Barbara Fleischer, Executive Director of Smith House, expressed appreciation for funds put into the budget by the Board.

### **Community Development**

Vin Tufo, Community Development Commission, \$1.56 million, split into two separate projects. He explained that \$1.1 million will be used for Merrell Avenue Phase of Vidal Court redevelopment, \$200,000 and that \$1.25 million is needed to replace Cyzeck homes, which are functionally obsolete and unsafe. The funds will also afford the opportunity to redevelop 992 Summer Street.

### **Scofield Manor**

Maureen Neuburger, Director, expressed thanks for consideration of their capital request. Looking forward to relocating linen room.

### **Ferguson Library**

Bill Callahan, building committee chair for Board of Ferguson library, thanked the Board for the \$600,000 included but asked to consider the following items: that the project been going on for 10 years and it is more cost effective to do it all at once. He said that the

\$600,000 will be helpful, but that \$440,000 is for exterior work from request and need for new boiler/HVAC; need lighting at \$250,000 and seats and furniture at nearly \$1million.

### **Bartlett Arboretum**

Peter Saverine, Operation Director, thanked the Board for funding their request.

### **Board of Education**

Al Barbarotta, Facilities Director, thanked the Board for their consideration and support. He noted that the BoE's many old buildings need repair and that the BoE is largest property owner in City with the most needs. They prioritized, in priority order code: safety and health concerns, request was about \$22million and they would appreciate and could use an additional amount.

Mrs. Dell asked about two major projects at Davenport and Turn of River and asked if they were still priorities. Mr. Barbarotta said yes, buildings are safe, clean and occupied.

Mrs. Dell asked if he could have a project added, what would it be? Mr. Barbarotta said North East School so they could focus on ADA code work.

Mr. Tepper asked if priorities were set in agreement with BoE administrators. Mr. Dumais said they were and added detail. Mr. Barbarotta said right now, renovations are getting 25% State reimbursement.

Kathleen Murphy, speaking as public resident, stated regarding BoE, our infrastructure needs are great. We get grants that get diverted. Town of Greenwich spends \$10-\$15million a year spent on 15 schools. She commented that in Stamford the money for the schools always doesn't always get spent and would like to mandate that the administrators tell the public how they are spending the money. At the end of the day, schools don't get the money they are appropriated.

Mrs. Dell apologized to the public because there was not a person from OPM to respond. She agreed and stated that there is a need to get everyone on the same page and understand where the funds are going and that it was the Board of Finance's job to find out where the funds are going.

Mrs. Murphy stated that what happens is, supplemental appropriations come in and they are not controlling the supplemental funds.

Mr. Tepper asked Mr. Barbarotta if he received \$700,000 for boiler repair, is there any reason why the money wouldn't go for that project. Mr. Barbarotta said yes, the Engineering Department oversees their funding per Charter. We should be able to set an amount of funding for a specific project in a particular year and have it go towards that project in that calendar year – that makes sense.

Mrs. Dell said the best thing we did as a Board was to speak to the Mayor and unbundle projects.

Karen Murphy said the City raised \$35 million since last December, School Board only got \$1.5 million and won't get more. The school board needs \$175 million, only allocating \$8 million and we need to increase the funding. Why spend \$2 million on Davenport instead of getting more funds from the State? Makes no sense to spend \$2M rather than getting \$10M and paying \$2M. TOR is identified as being closed. Referring to page 29, SUT Phase 2 got twice as much as school board.

Mrs. Dell assured her that the Board would look into these numbers.

Karen Murphy said that the SUT is a road leading nowhere, it is only a road widening.

Mrs. Dell stated SUT is an important project for the City from a Master Planning perspective.

### **Child Care Learning Center**

Barbara Garvin Kester, Executive Director, thanked the Board and City for support. She commented that 95% of families in the CLC earn less than 75% of AMI and need our early childhood education and that the ECL is single most effective means of addressing the achievement gap.

### **Old Town Hall Restoration**

Karen Murphy said there are legal issues and facility cannot be used by the City. It's a run for profit operation for which the City will receive no benefit and that the City has no authority to loan money to a for-profit entity. Legally, the City can't use this building.

Kathleen Murphy stated the way the City got funding was due to Historic tax credits and the City was required to sell the building to a for-profit organization. The city has no responsibility to fund this request

Mrs. Dell asked if we could get a letter stating this to have the question properly addressed. Ms. Murphy said absolutely, there are other restrictions, amount limited on non-profit use; can't be used for City functions. All revenues have to be used for debt services. Legal issues, borrowed tax free and loaned it to a taxable entity.

### **Stamford Center for the Arts**

Donna Heller, President for Stamford Center for the Arts, thanked the Board and City for funding. Mike Moran, Director of Operations also thanked the Board. Built in 1927, most concerned about roof and would like this project to be considered. Helping SAC trickles down to the rest of Stamford.

### **Short-term Financing**

Karen Murphy said that she believes these projects don't qualify as Capital Projects.

Mr. Tepper said the Board doesn't have the legal capability to do short term financing and this should come from the Mayor or administration.

After receiving all questions and comments from the public, the Chair closed the Public Hearing at 9:00 PM.

### ***Regular Meeting***

The chair, Mrs. Dell, opened the regular meeting at 9:05 PM.

### ***Planning Board Meeting Minutes:***

**Meeting of 12/14/10**

**Meeting of 12/21/10**

**Meeting of 1/4/11**

Mr. Tepper moved to approve the above noted three sets of minutes. Mr. Totilo seconded the motion and it carried unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Totilo, Quick and Tepper).

**Meeting of 1/18/11**

Mr. Tepper moved to approve the above noted set of minutes. Mr. Totilo seconded the motion and it carried unanimously with the eligible members present voting, 5-0 (Dell, Totilo, Quick, Tepper and Naumowicz).

***New Business***

Mrs. Dell stated that the Downtown Special Services District (DSSD) would like to do a study for the Downtown Master Plan. They want to reshape the Master Plan categories in Downtown which would not be radical on the Planning Board side. Normal Cole should extract some principal ideas and recommendations and set the date for a future meeting to jointly discuss.

Mr. Tepper asked if Congestion Pricing could be added to an upcoming agenda.

There being no further business to discuss, Mrs. Dell adjourned the meeting at 9:25 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 7<sup>th</sup> floor of Government Center, 888 Washington Boulevard, during regular business hours.