

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

Regular Meeting

The chairman, Mrs. Theresa Dell, called the meeting to order at 7:30 pm. She announced and welcomed new Planning Board alternate member Zbigniew Naumowicz and asked Mr. Naumowicz to say a few words about his background and interest in the Planning Board. Mr. Naumowicz explained that he has been a resident of Stamford for a number of years and worked in many of the large financial companies located in the city and that he is very excited to be part of the Board.

Proposed Discontinuance of Colahan Street

Proposed Discontinuance of Shelburne Road, Edison Road and a Portion of Finney Lane and the Realignment of Wright Street and Spruce Street

Mr. Stein introduced the street discontinuances explaining that it makes the most sense to discuss both at the same time but vote on them separately. He added that the Colahan Street discontinuance involves a project by Charter Oak Communities and is part of the redevelopment plan for Vidal Court and that the other discontinuances relate to the proposed redevelopment of the Stamford Hospital. Mr. Stein noted that the Board received requests from William Hennessey, Richard Redniss and Lou Casolo to speak.

Richard Redniss began by provided the Board with a historical overview of Charter Oak Communities' work on the West Side. Using various presentation boards and maps, Mr. Redniss explained the model of Charter Oaks affordability programs and the one-for-one replacement ordinance. He then described the property swap goals between Charter Oaks and Stamford Health Systems and how each street discountenance played a crucial role to the success of both organizations development plans.

Mrs. Fishman asked a question about the two properties on the corner of Colahan Street and Stillwater Avenue. Mr. William Hennessey answered that either Charter Oaks or Stamford Health Systems owns all of the property on either side of the proposed discountenances.

Mr. Hennessey, attorney representing Stamford Health Systems, described the Hospital's Master Plan. He noted that the Hospital underwent an extensive planning process and once they decided to stay in the neighborhood, had to acquire and add more land. Mr. Hennessey then highlighted, using a poster board, the existing Hospital Campus and the land purchased by the Hospital which is to be added to the campus. Next, Mr. Hennessey described the General Development Plan and 15-year build-out of the Hospital Complex.

Mrs. Dell asked if there was a lot more parking than was originally shown on the plans the Board already approved. Mr. Hennessey answered no but that there is a lot of parking which is driven by the expanded Hospital users.

Mr. Tepper asked about the sequencing of the discountenances. Mr. Hennessey stated that the first step is to construct the new Central Utility Plant Building which would involve the discontinuance of a portion of Finney Lane. The Finney Lane work would involve the payment of \$990 thousand to the City and would be completed by the end of the calendar year.

Mrs. Dell said that she was concerned about the realignment of Wright Street and how it may become a fast cut through. Mr. Hennessey commented that the proposed realignment was done at the request of the City's Engineering Department.

Mr. Lou Casolo, City Engineer, explained to the Board that his job is to ensure that the proposed street discontinuances conform to the process outlined in the Charter. He stated that he is working to get a firmer understanding of how utilities will be abandoned and redone, how temporary easements will be recoded and that the overall details are not yet there.

Mr. Tepper asked how the Board could approve these requests with all of the issues just raised. Mr. Casolo answered that it is a good question better answered by the Law Department. Mr. Hennessey added that the transmission contained within the Mayor's report provides the answer and read the paragraph. Mr. Redniss added that final designed will be submitted shortly containing the requested utility details.

Mr. Casolo stated that the easement agreements need to be put into place and thoroughly thought out and that there are many other aspects that they must cover such as maintenance of the streets, sidewalks, and snow plowing.

Mr. Hennessey stated that virtually all of the utility work will occur right at the start.

Mr. Quick asked about offsite impacts to the City's infrastructure as a result of the proposed expansion.

Mr. Naumowicz asked about the projects income stream to the City. Mr. Redniss answered that the City will get a net benefit in terms of taxes as well as the building permit fees and discontinuance fees collected.

Mrs. Fishman moved to recommend approval of the Colahan Street discontinuance. Mr. Quick seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Naumowicz).

Mr. Quick moved to recommend approval of the street discontinuances for Shelburne Road, Edison Road and a Portion of Finney Lane and the realignments of Wright Street and Spruce Street and street realignments. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Naumowicz).

Coastal Site Plan Review 883 – Stamford Operations Bureau, 80 Southfield Ave.

Mr. Stein briefly described the application to the Board. He explained that this was the last crucial piece of the pedestrian access linkage on the West Branch and that this City

project would require the Avalon Harbor property to complete the linkage. Mr. Tepper suggested that the word interim be removed from the projects description.

After a brief discussion, Mr. Tepper moved to recommend approval of the Coastal Site Plan Application. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Naumowicz).

Land Use Bureau Annual Report: 2009/2010 & Discussion of Planning Board Duties and Responsibilities:

Mr. Stein welcomed the new Board members and explained that he would use the discussion of the Annual Report as an outline for the duties and responsibilities of the Planning Board. He emphasized the fact that Stamford is a bit unique in Connecticut in that it is a Special Act City and that it is governed by the Charter rather than the State Statutes on Planning. Next he explained the relationship between the Master Plan and zoning and the Board's duties with respect to subdivisions, the Master Plan, the Capital Budget and other Agencies referrals.

Update on Planning Studies:

Mr. Stein and Mr. Dumais distributed materials on the Stanford Transportation center Study, the West Side Neighborhood and the Sustainable Master Plan Amendment.

Mr. Stein announced that the Planning Board would not meet next Tuesday but would be meeting on September 14th.

There being no further business to discuss, Mrs. Dell adjourned the meeting at 9:25 pm.

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.