

STAMFORD PLANNING BOARD
PUBLIC HEARING & REGULAR MEETING MINUTES #3558
TUESDAY, SEPTEMBER 22ND, 2009
4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Duane Hill, Theresa Dell, Rose Marie Grosso, Claire Fishman and Jay Tepper. Present for staff were Robin Stein and Todd Dumais.

PUBLIC HEARING

The chairman, Mr. Duane Hill, called the meeting to order at 7:30 pm. He announced that the Public Hearing for Master Plan 407, Richard W. Redniss, would not be heard this evening. Mr. Hill then announces the Board would move onto the Regular Meeting Agenda.

REGULAR MEETING

Supplemental Capital Project Appropriation Request:

Public Drinking Water Supply Scofieldtown Area, \$2,000,000.

Ben Barnes, Director of Operations, explained the \$2 million request. He said that the money was to install main water lines as well as service laterals in an area of identified contaminated wells (currently 12). Mr. Barnes described the location of the park and contaminated wells and said that the City has reason to conclude that the contamination finds its origin in landfills. He further stated that given the proximity of the landfill, they feel it's appropriate for the City to undertake the water line work. Mr. Barnes added that it is an urgent matter of Public Health and will be coordinated with Aquarion Water Company. He further explained that the City would like to complete the water mains before frost and finish the project in Spring of 2010.

Ms. Dell asked if there were any other homes affected on the other side of Scofield School would they get water? Mr. Barnes stated there was already a public water supply in that area.

Mr. Tepper asked if connections to main line would apply for all houses in area or only those that tested positive for contamination? Mr. Barnes said every home along the lines would be connected but there were still a few unanswered questions on the final extent of the contamination.

Mr. Tepper then asked if any Federal or State funding was available for the project? Mr. Barnes answered he was not aware of any. Mr. Tepper followed his questions by asking if the investigation reveals that someone other than the City is responsible, would the City try to recoup these funds? Mr. Barnes responded absolutely.

Mr. Tepper next asked whether they'd determined if the Scofieldtown Park was safe? Mr. Barnes stated that he does not believe it is safe and that it will likely not be for many years.

Ms. Dell asked if this set a precedent throughout the City? Mr. Barnes replied yes, it is a valid concern. He noted that the Board of Representatives is the gatekeeper for other claims.

Mr. Tepper asked if the type of contamination present would normally show up in a home inspection? Mr. Barnes replied no it is a special test that would have to be asked for.

Mr. Hill asked if further investigation was planned to determine if the landfill is the source of the contamination? Mr. Barnes replied yes but the first.

Ms. Dell asked if \$2 million was enough to do the improvements? Mr. Barnes said yes. The City budgeted the project to cost just under \$2 million with a small percentage held for contingency appropriations.

Mr. Stein said he attended the meeting at Scofieldtown School at which many concerned residents present. He said that the Mayor, Ben Barnes, Lou Casolo, Ed Gentile, and the Health Department did a good job in explaining the situation and the proposed solution to address the problem.

Mr. Tepper moved to recommend approval of the supplemental capital appropriation request. Mrs. Fishman seconded the motion and it passed unanimously, 5-0. (Hill, Dell, Grosso, Fishman and Tepper).

Zoning Board Referrals:

Mr. Hill again announced that the Public Hearing for Master Plan 407 would not be held this evening and had been postponed until a later date.

209-33, Stamford Zoning Board, Zoning Text amendment to amend Article III, Section 9-AAAA DW-D Designed Waterfront Development District, to reduce the required minimum acreage from 3.0 acres to 2.0 acres.

Mr. Stein explained that application to the Board. He stated that the DW-D has been used by a number of developments on the waterfront and among the standards there is a need for a property to be a minimum of 3.0 acres in size to qualify for DW-D. He explained that the last qualifying piece of property for DW-D is on the West Branch and it's the Marshall's Trucking site. Mr. Stein announced that they have granted the City the easement and the Avalon properties are required to continue a public walkway to their property line. The application would allow for their site to qualify DW-D.

Ms. Dell asked if the easement would diminish their property value? Mr. Stein answered no.

Ms. Dell moved to recommend approval on this application 209-33. Ms. Grosso seconded the motion and it passed unanimously, 5-0. (Hill, Dell, Grosso, Fishman and Tepper).

Zoning Board of Appeals Referrals:

ZBA 050-09, Davette Stephens, requesting special exception approval to expand an existing family home daycare into a group home daycare and variances of side yards and parking to construct a new addition to accommodate the requested daycare expansion located at 143 Mulberry Street in the R-71/2 district.

Mr. Dumais briefly described the application. After a short discussion by the Board, Mrs. Dell moved to recommend approval of application ZBA 050-09. Mrs. Grosso seconded the motion and it passed unanimously, 5-0. (Hill, Dell, Tepper, Grosso and Fishman).

ZBA 054-09, Rosa Madelines, requesting variance of parking requirements to construct additional second level storage space at an existing retail building located at 432 West Main Street in the M-L district.

Mr. Dumais briefly described the application. After a short discussion by the Board, Mrs. Fishman moved to recommend approval of application ZBA 054-09. Mrs. Dell seconded the motion and it passed unanimously, 5-0. (Hill, Dell, Grosso, Fishman and Tepper).

Approval of Meeting Minutes:
Minutes of August 25th, 2009

Mrs. Dell moved to approve the minutes as submitted. Mrs. Fishman seconded the motion and it passed unanimously, 3-0 with the members eligible to vote. (Hill, Dell and Fishman).

Minutes of September 3rd, 2009

Mr. Tepper moved to approve the minutes as submitted. Mrs. Dell seconded the motion and it passed unanimously, 3-0 with the members eligible to vote. (Tepper, Dell and Fishman)

Old Business

Mr. Stein stated that he attended the ribbon cutting at Metro Green Monday on September 21 and that it turned out to be beautiful construction of below market rates housing. He also stated that the Mill River Dam was mostly breached and is on schedule.

Mr. Tepper provided the Board with a SWRPA meeting update report.

New Business

Capital Budget 2010/2011 & Capital Program 2011/2017

Mrs. Dell announced that she would be unable to help this year.

Mr. Stein stated that there were three pending Master plan applications and that the Board must decide when to hear them. Mr. Hill commented that the October 13th meeting is the lightest on the Capital Budget and that the Board could start earlier that evening. Mr. Stein stated the board would have to meet starting at 6:00pm and the public hearing on the Gateway Site would be held that evening.

There being no further business to discuss, Mr. Hill adjourned the meeting at 8:30 pm.

Respectfully Submitted,
Duane Hill, Chairman

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.