

MINUTES OF PLANNING BOARD  
REGULAR MEETING #3306 - OCTOBER 30, 2001  
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were, Duane Hill, Chairman; John Garnjost; Claire Fishman; Randy Caravella; Helene Rheingold; and Rose Grosso. Present for staff: Robin Stein, Land Use Bureau Chief.

Capital Plan & Budget Proposals 2002/2003-2006 - Departmental presentations: Office of Public Safety, Health & Welfare:

Stamford Fire Department

Chief McGrath, Assistant Chief Brown and Ben Barnes presented the requests. Mr. Barnes explained the regional program for hazmat response. He said the costs are spread out among the 13 towns and cities.

Mr. Hill raised the issue of coordination and standardization of equipment. Chief McGrath said he favors doing a comprehensive fire study but this was lobbied against last year.

Police Department

Captain Tomlin said it is planned to convert the 800 MHZ Communication System from a two site system to a three site system. He said it will be necessary to move the equipment from the Government Center to a taller building downtown. He said the other sites will be at the Haig Avenue and Long Ridge stations. He said the funding request is for the third phase of the project up-grade. It will create a second stand-alone site in the City for emergency back-up.

Volunteer Fire Companies

Belltown Fire Company

Chief John Didelot said the cost for the pumper is based on received bids. He requested that the Fire Fighting Equipment item be moved up to FY 2003/04 from 2004/05. Ben Barnes said bids could be coordinated for multiple pieces of equipment and that this may result in some modest savings.

Mr. Barnes said the fire companies need to coordinate scheduling and sharing of apparatus and stated that a comprehensive study would be useful. Mr. Hill wondered if the separate fire agencies should be purchasing costly equipment. Chief Didelot said he does not favor a study and noted that each fire company has specific needs. He said Belltown needs to replace aged equipment or face increasing repair expenses. Mr. Hill asked for a copy of the 1994 Fire Study.

Turn of River Fire Company

Peter Bernstein and Mr. Reardon reported. They said it is necessary to replace radios since the 800 MHZ system is unreliable. They said that one vender could be used for equipment although each piece would have to be custom built for specific needs. They said the projects have been stretched out over six years to meet budgetary needs of the City.

Long Ridge Fire Company

Chief John Keenan said equipment is needed to replace the 20 year old safety equipment. He said larger tanker/pumper equipment is needed to carry more hose and water due to lack of hydrants in North Stamford.

Springdale Fire Company did not attend the meeting.

Zoning Board of Referrals:

**APPL. 201-34 Target Corporation** requesting a Special Exception to waive the 10% at grade open space requirement for property at Broad Street and Washington Boulevard.

**APPL. 201-35 Target Corporation** requesting a Special Exception to allow a rear yard of varying dimensions, in lieu of the required 20 feet.

Mr. Stein reviewed the project and its compliance with the Master Plan. Attorney William Hennessey presented the applications. A representative from Target explained that Target is a discount department store chain with eleven multi-level stores, out of a total of 1,000 stores in the United States. He said Target follows through with its commitments. He said the 25,000 sq. ft. corner piece will not be developed in the initial phase and will subsequently be marketed to a third party. He said the rear yard cannot be less than 8 feet due to the right of way owned by the abutting property owner. He said instead of a store on twelve acres of land in a suburban setting this project is sited on 2.2 acres in a multi-level format. Mr. Hennessey also cited Mr. Cole's comments on the special exception requests from a prior application.

Ken Narva, an architect from Streetworks, presented the urban design and architecture of the Target project. He said a 12 foot wide minimum sidewalk will be maintained and a truck management plan will be included.

Sandy Goldstein, Executive Director of DSSD, said this is an opportunity to land a key retail anchor in the downtown and to meet consumer needs for a discount store. She said they are working with the City to develop adequate short-term parking.

Jack Condlin, President of the Chamber of Commerce, said an anchor on the southeast corner of Broad Street and Washington Boulevard has always been a citywide goal. He said the Chamber will work with DSSD and the City to develop interim parking requirements.

On a motion by Mrs. Grosso, seconded by Mrs. Rheingold, the Board voted unanimously to recommend approval of Appl. 201-34.

On a motion by Mr. Garnjost, seconded by Mrs. Fishman, the Board voted unanimously to recommend approval of Appl. 201-35.

Minutes for Approval:

#3301 - August 21, 2001 deferred for lack of a quorum.

The meeting was adjourned at 10:10 P.M.

Respectfully submitted,

Duane Hill, Chairman  
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review during regular business hours.