

MINUTES OF PLANNING BOARD
REGULAR MEETING #3308 - NOVEMBER 13, 2001
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were, Duane Hill, Chairman; Claire Fishman; Marggie Laurie; and Rose Grosso.
Present for staff: Robin Stein, Land Use Bureau Chief.

Mr. Hill opened the meeting at 7:00 P.M.

Supplemental Capital Project Appropriation Request - Property Revaluation, \$95,000.

Bill Forker explained that there was an agreement with Moran Assoc. to do additional commercial properties and docks as part of the 1998 revaluation and the funding requested would pay for that work.

On a motion by Mrs. Fishman, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval.

Capital Plan & Budget Proposals 2002/2003-2006 - Departmental presentations

Law Department - Document Management System

Andrew McDonald explained the need for a document management system. He said the cost is based on an RFP. He said at this time historic documents will not be scanned.

John Lindquist explained the details of the proposed system. He said the price is scaled to the needs of the Law Department. Mrs. Fishman questioned the appropriateness of placing this item in the capital budget and Tom Hamilton said he would recommend a shorter financing term and that it was not possible to fund this item in the operating budget.

Office of Administration – Human Resources/Payroll System

Mr. Hamilton and Bill Stover presented this request. They said this will update systems to the latest version.

John Lindquist explained the web-based system and the need to use consultants to upgrade the system.

Office of Operations - WPCA

Tim Curtin, Antonio Iadarola and Ed Gentile made this presentation. They said the Sludge Processing project is still under review for inclusion in out years, the Pumping Station Upgrade is to replace aging stations, Sweet Briar Road Area sewers were moved out a year and 18-1 Phase Two has increased in cost due to updated estimates of construction costs.

Office of Operations - Facilities

Dave Cornet, Tim Rivers and Joe Barbarata of AFBCM discussed these requests. They said the Government Center priority is for Fire Panel Replacement with a cost of \$200,000 and that Infrastructure Replacement and Yerwood Exterior Facade are top priorities. The inconsistency between \$200,000 and \$50,000 request needs clarification.

Tim Curtin stated that the City is trying to take over the street lighting system and he is awaiting a DPUC ruling on the cost to the City.

Office of Operations - Engineering

Antonio Iadarola, Lou Casolo and Ed Gentile presented this budget. They said Farms Road Bridge is eligible for 80% Federal funding, that structurally it is listed in poor condition. They said the design for the West Main Street Bridge is well under way and explained that Old Town Hall includes restoration of the facade, windows and lighting. They said the small remaining portion of Pilgrim Walk needs to be completed as part of the Colonial Road project.

Office of Operations - Traffic Engineering

The presentation was made by Mr. Iadarola and Mani Poola. They explained that the total estimated cost for the Urban Transitway is \$43 million, that additional federal/state funding has been requested and that the City's share is \$7 million.

Office of Operations - Public Services

Glen McWilliams said that Terry Connors Rink is the first priority and Volume Reduction Equipment is the second priority. He said Street Resurfacing and Sidewalks are top priorities. He said he plans replacement of two salt dome structures.

Mike Zarba presented the results of the pavement management study and a list of sidewalks in need of repair. He said the City is deficient in keeping up with road resurfacing needs.

Mr. McWilliams again emphasized the importance of addressing floor replacement at Terry Connors Rink. He said he will provide the out year projects.

Ralph Tedesco presented Park Facility requests. He said the Marina Dock project is new due to safety and failure to meet marina industry standards. He said that presently it is not a self-sustaining activity.

Mike Ross addressed Fleet Management. He said Vehicle Replacement is critical to the operation with eight front line vehicles out of commission.

Office of Operations - Solid Waste

Lou David said the volume of materials going through the shredder has doubled within the last year thus requiring replacement of the blade next year. He said Leaf Compacting Equipment is a high priority due to lack of space to store leaves and brush in the future.

Zoning Referrals:

APPL. 201-36 – Stamford Community Health Center requesting Special Exception to allow a Clinic, Community Health Center (23.2) at 805 Atlantic Street, 255 Washington Boulevard and 2 Lipton Place in the R-MF Multi-family Residence District.

On a motion by Mrs. Grosso, seconded by Mrs. Fishman, the Board voted unanimously to recommend approval.

APPL. 201-30 - P. Silberman, Inc. requesting Text amendment of Section 11, Subsection D.

Attorney Michael Cacace, representing a property owner on Hope Street, said the site in question abuts residential property. He stated that in his opinion car wash establishments should conform to all sections of 11-D. He said he believes that Corporation Counsel's ruling in 1987 that only the second half of Section D-5 applied was a mistake. He said the regulation should apply to all car washes and explained that the proposed amendment would not require a Special Exception in the case of the M-L and M-G zones.

Attorney Brendon Leydon said a text change is not the proper vehicle to address the issue relating to concerns over a car wash facility. He said no information has been put forth to show a City-wide problem. He said a court could use approval of the amendment to undercut the ZBA decision and jeopardize the City's legal position.

Mrs. Fishman said she feels that the proposed amendment does have merit. Mr. Hill said there is ambiguity in the regulation. He said there should be some study to determine standards to be applied to car washes in the future.

Mrs. Grosso said she is not comfortable deciding the issue with the court case pending. She made a motion to recommend denial. There was no second to this motion.

Mrs. Fishman made a motion to take no action. There was no second to this motion.

Mrs. Grosso moved to recommend denial. Mrs. Fishman seconded the motion. The vote was two in favor of the motion and two abstentions.

Pending Subdivision:

Subdivision #3796 - Robert J. O'Brien for subdivision of property into two parcels at 204 Wardwell Street in the R-5 Multifamily Residence District.

Consideration of this subdivision was deferred.

Approval of the minutes was deferred. The meeting was adjourned at 11:30 pm.

Respectfully submitted,

Duane Hill, Chairman
Stamford Planning Board

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