

MINUTES OF PLANNING BOARD  
REGULAR MEETING #3266 - TUESDAY, AUGUST 8, 2000  
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Tim Abbazia; Marggie Laurie; Helene Rheingold; and Claire Fishman. Present for staff were: Robin Stein, Land Use Bureau Chief; and Carol Davis, Senior Planner.

Mr. Hill opened the meeting at 7:30 PM.

**Meeting with Assistant Superintendent of Schools John Chardavoyne**

Mr. Chardavoyne and Al Barbarota, Facilities Administration for the Board of Education, presented an update on various capital/maintenance projects. They distributed a list of projects and gave the status of each. They said that most projects will be done by the time the schools open. Projects which will not be completed in time for school opening are public address systems at Dolan and Rogers, water pumps at Newfield, the two boilers at Springdale, and HVAC at Davenport Ridge.

They said boilers need to be replaced at other schools and that the funds for HVAC at Davenport Ridge will replace only 3 units. They said Still Meadow School will also need HVAC replacement.

Mr. Chardavoyne said an outside firm has done a survey of all school buildings and determined that about \$100,000,000 is needed for building maintenance. He said a document is being prepared as a tool for future planning. In answer to questions he listed roof, HVAC and heating systems as major issues. He said there are also fire code and ADA problems which would be reimbursable. He explained that work on some capital projects must be done when school is in session and said he is considering an energy management program. He said the columns at Turn of River Middle School have been corrected.

**Supplemental Capital Project Appropriation Request** for additional funds for purchase of a new rather than a used Caterpillar Wheel Loader, \$100,000

Michael Ross, Vehicle Maintenance Supervisor, explained that purchase of a used machine was begun in January but that the Board of Representatives recommended purchase of a new machine instead for the additional cost of \$100,000. He said the loaders now in use are fourteen years old.

On a motion by Mr. Abbazia, seconded by Mrs. Rheingold, the Board voted unanimously to recommend approval.

**Supplemental Capital Project Appropriation Request** for sewer replacement in the Coachlamp development, \$578,188.

Jeannette Brown, Director of WPCA, said this appropriation will be reimbursed from the WPCA fund balance and will not affect the City debt limit. She said \$450,000 has already been appropriated but more stabilization is needed.

Ed Gentile of the Engineering Department explained the soil conditions that make this necessary and said that the alternative solution would be a pump station which in total would be equally expensive. Mrs. Brown said that measures are being taken to assure that contractors design sewers properly in the future.

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

### Master Plan

#### **MP-371 ADA, LLC; SHIRLEY COBLENTZ and FRANCES COBLENTZ**

to amend the Master Plan from Land Use Category 1 - Residential, Single Family, Very Low Density to Land Use Category 2 - Residential, Single Family, Low Density for 4.594 acres on the east side of Newfield Avenue.

Mr. Stein said that following the public hearing a letter from Attorney Hennessey was submitted indicating an agreement was reached between the applicant and his clients. Mr. Stein said other letters were submitted, some favoring and some opposing the application. He distributed an outline of key issues prepared by staff. He said there would be no effect on the water supply of Donald Road residents. He displayed a Master Plan map of the area along High Ridge Road and said that Category 1 is an anomaly which may be ready for change since the area has been sewered since 1985. He said that R-20 zoning for this parcel could make a transition and be a buffer for the lower density property. Mr. Abbazia said this is the best plan for the property. Mr. Hill said approval would not set a precedent.

On a motion by Mr. Abbazia, seconded by Mrs. Laurie, the Board voted unanimously to approve the application. Mrs. Rheingold had not attended the public hearing and did not vote.

### Zoning Board of Appeals Referral:

**ZBA - Appl. #104-00 Rockrimmon Country Club** requesting modification of Special Exception to add a second story to the existing pool house building at 2949 Long Ridge Road in the RA-2 Single Family Residence District. The addition will provide an additional seven bedrooms to house the staff primarily on a seasonal basis.

Mr. Abbazia made a motion, seconded by Mrs. Laurie to consider this referral. Mr. Stein reviewed the application. On a motion by Mrs. Laurie, seconded by Mrs. Fishman, the Board voted unanimously to recommend approval.

### Minutes for Approval:

#3260 May 9, 2000 unanimously approved (DH, TA, ML, HR, CF voting)

#3261 May 23, 2000 unanimously approved (DH, TA, ML, HR, CF voting)

- #3262 May 30, 2000 unanimously approved (DH, ML, CF voting)
- #3263 June 6, 2000 unanimously approved (DH, TA, ML, HR, CF voting)
- #3264 June 13, 2000 unanimously approved (DH, TA, ML, HR, voting)
- #3265 July 11, 2000 unanimously approved (DH, TA, ML, HR, CF voting)

Old Business:

**Correspondence** from Richard Redniss regarding Camhi property.

Mrs. Laurie recused herself from this matter. Mr. Stein explained that although the chairman usually signs map adjustments because there is a transfer of dedicated open space involved he felt it prudent to bring the matter to the Board. He explained that the revision will increase the Land Trust land area, that the Camhis will contribute \$10,000 to the Land Trust for maintenance and that the Environmental Protection Board approved the request by a vote of 3 to 2. On a motion by Mr. Abbazia, seconded by Mrs. Rheingold, the Board voted unanimously to approve the request.

### **Master Plan 2000**

#### Schedule of Meetings:

Thursday, September 14, 2000 - 7:00 PM - South End, Waterside, Westside neighborhood meeting.

Thursday, September 28, 2000 - 7:00 PM - Advisory Committee.

Mr. Stein said that he is trying to add two corporate members of the advisory committee from UBS Warburg and GE Capital.

New Business:

The next meeting was scheduled for August 22, 2000 when there will be subdivisions for Public Hearing.

There being no other business the meeting was adjourned at 9 PM.

Respectfully submitted,  
Timothy Abbazia, Secretary

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