

MINUTES OF PLANNING BOARD  
REGULAR MEETING, #3272 OCTOBER 24, 2000  
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

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

Mr. Garnjost, Acting Chairman, opened the meeting at 6:06 PM.

Capital Budget 2001/2002-2008 - Departmental Presentations

Office of Administration

Greg Stackpole explained the need for additional funds to replace the KVS CAMA and assessment systems. He said the software decision must be finalized before the hardware is purchased. Mr. Garnjost suggested that part of the cost, i.e. the imaging system, could be pushed to an out year. Tom Hamilton said the system must be in place 6 to 8 months before revaluation and explained that revaluation in 2002-03 will cost significantly less than the last time. He said he will try to reconfirm costs for the out years. John Lindquist and Tom Hamilton reviewed 2001-02 requests for Citywide Software Upgrade, Wide Area Network Expansion, LAN Expansion and the City Web site. Mr. Hamilton said the out years on some of these items are fluid and regarding the Financial System Upgrade it may be necessary to replace the H. T. E. system in the near future since the company is not doing well and the module is not widely dispersed.

Scofield Manor

Ann Sadowsky reported that exterior repairs include repair of a damaged stone wall. She said \$50,000 for this work was moved up and should be deleted from 2003/04.

Stamford Museum

Phil Novak, Sharon Blume and Garrit Lydecker presented the Museum projects. Mr. Novak explained that discovery of a contaminated well in the studio building has necessitated a request for \$138,000 to hook up to the public water supply. He said the Museum will request a supplemental appropriation of \$10,000 to replace the temporary above ground line before winter. Mr. Garnjost said the \$10,000 should be expedited.

Mr. Stein and Mr. Hill arrived.

Smith House, Skilled Nursing

Debra Schmidt said that a new management company will take over after the first of the year and the \$100,000 for Building Infrastructure is intended to provide funding for a renovation plan. She said East Wing Plumbing and Redecorating Rooms go hand in hand and explained that the original request for \$50,000 was intended for design. She said the total cost of East Wing renovation was estimated at \$1 million but the project will be reviewed by the new management company.

The meeting recessed at 7:30 PM and the Board moved to the fourth floor cafeteria for a Public Hearing.

## **PUBLIC HEARING**

Mr. Hill opened the Public Hearing at 7:40 PM in the 4th floor cafeteria.

**Subdivision Appl. #3778 of North Ridge Associates, Inc** for subdivision of property into two parcels on the westerly side of Cascade Road at the intersection of Woodbine Road.

Mr. Abbazia read the legal notice. Mr. Hill stated that the correspondence received will be made a part of the record.

John Pugliesi submitted the certificate of mailing. He described the property explaining that the existing house is almost 200 years old and is to be split off since it will be a difficult house to sell. He explained that a small piece of land along the road will be donated to the City to improve safety and sight distance. He said the 9.25 acre parcel will be subdivided in the future and open space will be designated at that time. He showed a subdivision plan for the remaining parcel.

Responding to Mr. Stein Mr. Pugliesi said the donated piece will improve site lines and a portion of the stone wall on that piece can be relocated.

Jerry Hammer of 384 Cascade Road, Al DeCarlo of 39 Frost Pond Road, Robert Buck of 34 Frost Pond Road, and Theo Chisholm of 88 Frost Pond Road expressed their concerns about the future subdivision.

Bobby Longo of 11 Woodbine Road and Catherine Hammer of 384 Cascade Road expressed concern about traffic and run off from future development.

Dorothy Cohen of Aspen Lane said this will increase the low water pressure in the area.

Pam Coleman of 29 Woodbine Road asked if the zoning can be changed and Mr. Stein explained the process.

Chris Dechabert of Cascade Road spoke in opposition to road widening and Peggy DeCarlo asked why remove the stone wall.

Peter Engleman of Aspen Lane asked when the next subdivision will be submitted.

Bob Rondano of North Ridge Assoc. said he has tried to contact neighbors and he is available to them. He said he thought he was eliminating a problem by moving the wall.

Mr. Pugliesi said the next subdivision would be submitted in one or two months. He showed that all adjoining lots, even those across the street in 2 and 3 acre zones, are approximately one acre.

There being no other speakers the Public Hearing was closed at 8:45 PM.

## **REGULAR MEETING (Cont.)**

After the Public Hearing the meeting, chaired by Mr. Hill, resumed at 8:45 PM in the cafeteria.

### Capital Budget 2001/2002-2008 - Departmental Presentations

#### Mayor's Office-Housing

Ellen Bromley said the Hope 6 Grant Match will be used for infrastructure improvements connected with Southfield Village rehab. Tim Beeble described completed projects assisted by the Housing Development Fund. He said the \$700,000 now in the fund will be used to assist some projects now being planned and may also provide site acquisition funds for a new project. He explained that these funds must be available prior to acquisition. Mr. Stein said that after completion of the housing study the City will be looking for funding sources and this is a key piece.

#### Correspondence from Mayor Malloy regarding Contract for Exchange of Land for Private Redevelopment, Reuse Parcel 21.

Mr. Stein described the parcels to be exchanged and explained how this relates to the Mill River Plan. Bruce Goldberg, Counsel for the URC, explained that the City must reimburse the URC for the difference in value of the parcels as a requirement of the HUD funding. He said that none of the contract land is within any existing urban renewal area.

On a motion by Mr. Abbazia, seconded by Mrs. Laurie, the Board voted unanimously to approve the contract stating that it is consistent with the Master Plan and the Mill River Plan. Mrs. Rheingold was recused.

#### **Zoning Board Referral:**

**APPL 20-025 - 603 West 45th Street Inc.** requesting Text Change to amend Section 9F to add a new Subsection 6 regarding Supportive Uses.

Mr. Stein explained that at the last meeting the Board inadvertently took no action on this application. He said the Board did act on APPL. 20-026 recommending denial of a special exception. He explained that the proposed text is very specific and written to address a problem created when the R-5 district became a designed district.

Mrs. Laurie said the uses are very general and the proposed text may not make sense if a site is next to a small City property. She recommended that the abutting lands should be 10 acres or more. Mr. Garnjost said he doesn't wish to clutter the regulations with single purpose text changes. Mr. Abbazia recommended that the Board take no action.

On a motion by Mr. Abbazia, seconded by Mr. Garnjost, the Board voted to neither approve nor deny the application citing Norman Cole's comments in the October 12 staff report and the Board's concern over the proliferation of single purpose text changes. The vote was 4 in favor with Mrs. Laurie abstaining and Mrs. Rheingold voting.

Minutes for Approval:

- #3268 September 5, 2000 - unanimously approved
- #3269 September 19, 2000 - unanimously approved
- #3270 September 26, 2000 - unanimously approved

**New Business:**

The next regular meeting was scheduled for Thursday, November 2, 2000 at 7 PM. It was agreed to hold a public hearing on two Master Plan applications on December 12, 2000. The meeting was adjourned at 9:45 PM.

Respectfully submitted,  
Timothy Abbazia, Secretary  
Stamford Planning Board

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