

MINUTES OF PLANNING BOARD
REGULAR MEETING #3273 - NOVEMBER 2, 2000
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Mr. Hill opened the meeting at 7:00 PM. He said since the departmental representatives had not arrived he would amend the order of the agenda.

On a motion by Mrs. Fishman, seconded by Mrs. Rheingold, the Board voted unanimously to add the following to the agenda.

Supplemental Capital Appropriation Request, for Studio Building Water Line at the Stamford Museum, \$10,000.

Mr. Stein said at the October 24 meeting of the Planning Board this matter was discussed and since then the procedure has been determined by the mayor and Finance Department. On a motion by Mrs. Rheingold, seconded by Mrs. Fishman, the Board voted unanimously to recommend approval.

On a motion by Mrs. Rheingold, seconded by Mrs. Fishman, the Board voted unanimously to add the following request to the agenda.

Supplemental Capital Appropriation Request, for School Wiring, \$357,028.

Mr. Stein said this appropriation will be 100% grant funded. On a motion by Mrs. Fishman, seconded by Mrs. Rheingold, the Board voted unanimously to recommend approval.

Zoning Board of Appeals Referrals:

On a motion by Mrs. Rheingold, seconded by Mrs. Fishman, the Board unanimously adopted the *consent agenda as follows:

***ZBA - Appl. 147-00 - Ylli Alizoti** requesting Variance of Table III, Appendix B, Minimum Lot Size, 5978 sq. ft. in lieu of 6,000 sq. ft., to add a second story and convert a non-conforming single family house to a two family residence at 48 Roosevelt Avenue in an R-6 one and two family Residence District.

The existing one story house is non-conforming in that the south side setback is 5.58 feet in lieu of 6 feet. The applicant proposes to remove an existing garage and construct a second story addition which will comply with all zoning standards.

This is a neighborhood of one and two family homes. The requested variance is modest and should have no adverse impact on the neighborhood since there is adequate space to park 4 cars on site. Staff recommends approval.

***ZBA - Appl. 148-00 - Stamford Meeting Hall** requesting Variance of Table III, Appendix B Minimum Lot Size to subdivide a lot into two parcels, 3750 sq. ft. and 7,049 sq. ft. in lieu of 7,500 sq. ft., on property located at 297 Oaklawn Avenue in the R-7½ Single-Family Residence District.

This 10,799 sq. ft. parcel is occupied by a church and a house. The applicant proposes to subdivide the property, separating the house from the church and placing the house on a 3750 sq. ft. non conforming lot. While the church would be on a larger, but still non-conforming, lot there is a question as to whether the parking on site would be adequate for use of the meeting hall.

Proposed parcel A with its residence would be located on Benstone Street a residential neighborhood of single family homes, many on lots in excess of the 7,500 sq. ft. minimum lot size. This subdivision proposal is not appropriate for the neighborhood and approval of a variance of this magnitude could set a precedent for similar requests elsewhere. Staff recommends denial.

ZBA - Appl. 149-00 - Sunoco Inc. requesting modification of Condition #1 of ZBA Certificate dated 6/11/87 to allow "horizon" graphic on the canopy of a gasoline station at 908 High Ridge Road in the C-N Neighborhood Business District.

Mr. Stein said Mr. Hennessey has asked for this to be tabled so that he may speak to it at a future meeting.

Capital Budget 2001/2002-2008 - Departmental Presentations

Springdale Fire

Jim Collhan described the department's requests. He said a 1985 Mack pumper has been on loan to the Stamford Fire department and needs to be replaced. He explained that previous requests for Utility Truck replacement were removed by the mayor and that the truck is getting much more use now. He said the air pacs will be up in 2005.

Mr. Abbazia arrived.

Belltown Fire

Joe Cappola apologized for missing the meeting with Ms. Diorio. He said that in the past Belltown purchased the pumper trucks but could no longer afford to. He said \$278,000 is the low bid. Mrs. Rheingold asked why the pumper requested by Springdale is more than this and Mr. Cappola explained that bids ranged with a high of \$365,000 and that each fire company has different requirements.

Turn of River Fire

Regarding VHF Radio Replacement, Peter Bernstein said the 800 radio frequency does not work well in the northern section of the City and the radios are failing. The request for \$110,000 is the actual cost of replacement. He said the Building Improvements are necessary to meet ADA and code requirements and \$60,000 is a ball park estimate of the cost.

Stamford Fire

Chief Robert McGrath and Deputy Chief Peter Brown reviewed the requests as follows:

1. Apparatus replacement - engine #3 - 325,000 and Haz Mat van - \$90,000.
2. South End Fire House - \$340,000 to complete project which may be done in 1 year.
3. Fire Training Center - will add a bedroom simulator in the tower.
4. Hydrant Replacement - there are about 2,000 hydrants in City and it is planned to replace 25 each year. Replacement costs \$825 for each hydrant plus installation.
5. East Side Fire Station - \$1,715,000 is requested in 2002/2003 for a new building at the fire training facility. The old building is unsafe and undersize for the department. After the new building is occupied the site of the present station can be sold.
6. SCBA & Air Bottles - breathing apparatus lasts about 5 years and air bottles are on a 10 year cycle.
7. Facilities Improvements - for safety and energy efficiency of 5 fire stations. In answer to a question from Mr. Abbazia, it was explained that savings can be realized in the operating costs within 3 to 5 years depending on the improvement.
8. Fire Reporting Records Management- the funds will be used to computerize reports.
9. Fitness Equipment - This is an out year request which has been in previous budgets.
10. Fire Safety House Trailer - This is an out year request which has been in previous budgets.

Mr. Abbazia said these items represent a big jump over last year and efforts should be made to reduce the requests. Mr. Brown replied that they cannot be reduced.

Correspondence from Mayor Malloy - Proposed Capital Project Close-Outs.

It was agreed that this is an improvement over the last report. The Board agreed that they have no comments and that no action is required.

Mr. Garnjost arrived.

Pending Subdivision:

Subdivision Appl. #3778 - 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. Stein summarized the application and reviewed comments made at the public hearing. He said neighbors argued that one acre lots are too small and he demonstrated that in surrounding subdivisions all lots are less than two acres. He showed how Tom Bruccoleri has proposed improvements to the sight distance on Cascade Road by relocating the stone wall.

On a motion by Mr. Garnjost, seconded by Mr. Abbazia, the Board voted unanimously to approve the subdivision with the following conditions:

1. Significantly sized trees shall be preserved to the greatest extent feasible. (Note to appear on final map.)
2. Conditions set forth in a letter from the Director of Health & Social Services and Medical Advisor dated October 24, 2000.
3. A 341 sq. ft. parcel (Parcel Z) is to be conveyed to the City of Stamford to improve sight lines on Cascade Road and the existing stone wall to be relocated.
4. In-ground fuel tanks shall be prohibited. (Note to appear on final map.)
5. Site development shall not begin until a soil erosion and sedimentation control plan is approved by the Environmental Protection Board and those control elements scheduled for installation are in place and functional. (Note to appear on final map.)
6. In accordance with CGS 8-26c, approval shall expire on November 6, 2005 unless all "work" as said term is defined in CGS 8-26c(b), has been completed by said date (note to appear on final map).
7. Subdivision reference number to be placed on final map.

Minutes for Approval:

#3271 October 17, 2000 - Tabled.

Old Business:

Mr. Stein said Harry Orlick has invited the Board to tour the Technology Academy at Rippowam. It was agreed that a time convenient to all would be after noon on November 14, 2000 or November 21, 2000. Mr. Stein said he will make arrangements.

Mr. Hill said the next meeting of the Master Plan Advisory Committee will take place on November 27 and urged members to plan to attend.

Mr. Stein said there has been a delay in the "hole in the ground" application. He said the applicant is proposing changes in the affordable housing component and the Zoning Board will reopen the public hearing.

Mr. Stein distributed an APA report on Stamford's school planning program and said the program needs encouragement from the school administration.

Mr. Stein said there was a misunderstanding with the Police Department about the capital program. He said they will be rescheduled.

The next meeting was scheduled for November 14, 2000.

Respectfully submitted,
Timothy Abbazia, Secretary
Stamford Planning Board

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