

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES
TUESDAY, JULY 9, 2013
7th FLOOR LAND USE CONFERENCE AREA, GOVERNMENT
CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chair; Claire Fishman; Zbigniew Naumowicz; Roger Quick; Jay Tepper; Michael Totilo; and Dudley Williams. Present for staff was Erin McKenna, Associate Planner.

Mrs. Dell opened the Regular Meeting at 7:07 p.m.

Supplemental Capital Appropriation:

1. **Supplemental Capital Project Appropriation** of \$140,000 to acquire a Geolynx GIS server and products to upgrade the 911 mapping for emergency responders.

Ted Jankowski, Director of Public Safety, Health and Welfare, explained that the mapping software used in the emergency operation center (EOC) is old and needs to be upgraded. They have been working on upgrading the center dispatch operation over the last 6-8 months. They had hoped to achieve this during the last fiscal year, but they did not have the other necessary, associated technical upgrades in place. Police and Fire have completed the necessary upgrades and will be ready to go once the mapping system upgrades are installed. Mr. Tepper asked what a Geolynx GIS server is. Mr. Jankowski replied that it is a dispatching software upgrade that allows vehicles, in the future, to be dispatched based on AVL (Automated Vehicle Location) and GIS. Eventually, he wants to install an AVL system, which would make all emergency response (police, fire, EMS) vehicles visible on a real-time map, which would speed up response time. Mrs. Dell asked where the server will be located, and Mr. Jankowski replied that it would be located in the Government Center EOC.

After further discussion, Mrs. Fishman moved to recommend approval of the application. Mr. Williams seconded the motion, and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo, and Williams).

Request for Authorization:

2. **Pulaski Street, Greenwich Avenue, and Waterside Place Intersection Improvement Project**, to authorize the acquisition by negotiation or eminent domain of the associated rights of way.

City Attorney Jim Minor explained that this is a road widening project that has been underway for the last 10 years. Public works projects, according to the Charter, require PB approval. There was a public hearing of the Board of Representatives on the matter in June of this year, during which the project was given preliminary approval. The project requires the acquisition of 74-76 Pulaski Street, a property that is owned by Mr. Virgil de la Cruz. Mr. de la Cruz is amenable to selling his property and has requested that it be acquired via "friendly condemnation" in order that he may enjoy the associated tax benefits. Once the City acquires the property, the matter will go to the Board of Representative for a final resolution. Mrs. Dell

noted that there is no resolution number on the draft resolution submitted to the PB. Mr. Minor said that it is referred to currently as Item #LU-28.068. Mrs. Dell asked whether there was any paperwork illustrating that the property owner is supportive of the acquisition. Attorney Jacqueline Kaufman of Sandak, Hennessey, and Greco (representing O&G Industries) answered that no, there wasn't any, but that Mr. de la Cruz had attended the June 2013 public hearing and other meeting on the matter in support of the project. Attorney Kaufman stated that the matter would be before the PB 2 more times as it included the discontinuance of Waterside Place and property swaps.

After further discussion, Mr. Quick moved to recommend approval of the application. Mr. Williams seconded the motion, and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo, and Williams).

3. **Boys & Girls Club lease amendment**, to increase the area leased by the club within Lione Park for shared parking from 4,824 sf to 20,565 sf in exchange for park amenity improvements. The property is located at 347 Stillwater Ave.

Mr. Richard Redniss explained that the City currently has shared parking with the Boys and Girls Club. The Club needs to expand – it has a waiting list, particularly because its satellite center at Vidal Court has shut down. They are currently fund-raising to expand the facility to include a second gymnasium so that they may separate the activities of the teens and the younger children. This expansion will require reconfiguring of the parking, and they are therefore requesting that an expansion of the shared parking be created in Lione Park. In exchange for this use of City property, the City will have use of the additional parking, and the B&G Club will install renovations including 2 new basketball courts (one with the capability of conversion to a tennis court), a new playground, and a sand volleyball court.

Mrs. Dell asked about parking during construction, and Mr. Redniss replied that according to the terms of the lease amendment, they cannot begin the renovations to the B&G Club until the new parking lot and the park renovations are complete. Mr. Tepper asked how many children they accommodate now, and how many after. Executive Director Mike Cotela replied that they have about 1,200 now, and expect 1,800-2,000 after the expansion. What is the length of the lease, Mrs. Dell asked. Mr. Redniss replied that it would extend 25 years after the expansion completion date – probably until 2040. All the terms of the existing lease remain the same.

After further discussion, Mr. Totilo moved to recommend approval of the application. Mrs. Fishman seconded the motion, and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo, and Williams).

Planning Board Meeting Minutes:

4. Meeting of 6/25/13

Mr. Tepper moved to recommend approval of the application. Mr. Naumowicz seconded the motion, and it passed unanimously with the eligible members present voting, 4-0 (Dell, Tepper, Naumowicz, and Quick,).

Old Business

5. **Subdivision #3959**, the property owners are requesting a modification of their Planning Board Certificate, Condition #12, for an extension of time for the subdivision approval

expiration date – from August 24, 2012 until August 24, 2015. The property is located at 37 Cowan Ave.

Ms. McKenna explained that the owners are requesting a 3-year extension of time because a neighbor sued the City over the subdivision, which delayed the time allotted to the owners to develop the property. The specific hardship stated is the economic downturn during the litigation period.

Mr. Williams moved to recommend approval of the application. Mrs. Fishman seconded the motion, and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo, and Williams).

New Business

- Mrs. Dell distributed the license agreement between the City and Harbor Point for the use of 205 Magee Ave. for use as a boat yard. She asked that each PB member read it carefully, highlight it, and come up with questions that should be submitted to Ms. McKenna and distributed to Land Use Bureau Chief Norman Cole and all of the PB members. The license is reviewed by the Planning Board, the Board of Finance, and the Board of Representatives.

There will be a tour for all PB members of both the former boat yard site and the 205 Magee properties on August 2, 2013 at 11 a.m. This visit will constitute a Special Meeting, and minutes will be taken. City staff planning to attend are Norman Cole, Erin McKenna, Lou Casolo (City Engineer), and Laure Aubuchon (Director of Economic Development)

The regular PB meeting on August 6th will be a Public Hearing held in the cafeteria in order to accommodate those who want to speak – many are anticipated. The regular meeting will begin at 6 p.m. to cover other items, and the public hearing dedicated to the license issue will begin at 7 p.m. If all those who sign up to speak cannot be heard in one evening, the remaining will be heard at the following meeting on August 13th. Anyone who does not sign up to speak at the 8/6/13 PB meeting will not be heard.

Mr. Tepper requested a summary of the procedure for a license agreement. In particular, he wants to know what the consequence is if the PB denies the license.

It was suggested that the license be posted on the City website, and that the public notice announce that. Mr. Tepper suggested that Mr. Cole alert Elizabeth Kim of the Advocate in case she would like to publish the public hearing date and make the website location of the license available.

- Mr. Quick brought up the issue of what can and cannot be required by the Planning Board for the purposes of gathering sufficient information on referrals before coming to a decision. The example he gave is that if the PB were able to request a parking study for the Edgehill project, the information would have made the board more confident in its approval. He provided a page from the Charter on the PB mandate. With regard to the license agreement, he wondered what the PB could require with regard to information like traffic studies etc. before approving it. Mrs. Dell pointed out that the time frame for considering referrals is often uncomfortably short, imposing a practical limit on what the PB can request. In general, she would like the PB to have more lead time. She had

asked Todd Dumais to ask the heads of the ZB and the ZBA, when they approve items that have been denied by the PB, to write a letter to the PB to explain why. Mrs. Dell asked that Ms. McKenna pursue it. She also asked her to find out why they are not getting sufficient lead time from Land Use staff to consider referrals – and if it is not the Land Use staff, then what is it?

- Mrs. Dell asked Ms. McKenna to remind Mr. Cole that the first week of September is the beginning of the capital budget season. Therefore, all major items coming up should be submitted August/early September if possible. From the beginning of October, the PB will be focusing on the capital budget.
- Mr. Quick reported that there had been a recent stakeholders meeting for the Master Plan Update. They discussed revising the neighborhood outlines, the West Main St. Bridge, and that the neighborhood meetings would generally consist of one meeting as opposed to 3 for each, as was done for the 2002 MP. The BFJ consultants suggest including a recommendation about the use of the bridge in the MP. Mr. Williams agreed. The PB should support the master plan for Mill River Park that it adopted, and if proposed use of the bridge is at variance with that, then the MP should address it. Another featured topic was what the ultimate size/parameters of the downtown or “city center” should be. In the current MP, Town Hall is the center of downtown, while the Transit Center is a likely candidate as the new center.

There being no further business to come before the Board, Mrs. Dell adjourned the meeting at 8:23 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

Note: These proceedings were recorded and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.