

STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, JANUARY 23, 2018
REGULAR MEETING & PUBLIC HEARING - CAPITAL BUDGET
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
Regular Meeting - 6:30 p.m. / Public Hearing - 7:00 p.m.

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Claire Fishman, Secretary; Jennifer Godzeno and Michael Totilo. Alternates: Michael Buccino (Arrived at 7:00 p.m.), William Levin and Roger Quick. Present for staff: David W. Woods, PhD, AICP, Deputy Director of Planning.

Ms. Dell called the meeting to order at 6:30 p.m. and introduced the members of the Board and staff present. Dr. Woods opened the meeting with the first item on the agenda.

REQUEST FOR AUTHORIZATION:

MILL RIVER PARK - RIVER WALK EXPANSION AND FLOOD PLAIN PROJECT - REQUEST FOR PURCHASE AND SPECIAL SALE OF REAL PROPERTY:

Pursuant to Section C1-50-3 of the Charter of the City of Stamford and Sections 9-6 and 9-7.1 of the Code of Ordinances, the Mayor requests approval of the purchase of certain property known as 41 Main Street (Parcel #000-7259) (Currently “Midas Mufflers” with a month-to-month lease) from RBS Americas Property Corp and the special sale of property known as 0 Division Street (Parcel #000-5088) to RBS Americas Property Corp in connection with a proposal to expand the River Walk on the east side of the Mill River. Dr. Woods gave a brief history of this expenditure explaining that this item has come before the Board several times previously. The Board would be taking a closer looking at some of the details of the agreement and making a final decision. Dr. Woods then introduced Lisa Feinberg, attorney with Carmody Torrence Sandak & Hennessey; Thomas Cassone, representing the City of Stamford and Dudley Williams, President & CEO, Mill River Park Collaborative. Ms. Feinberg made a presentation explaining the terms of the agreement and answered questions from the Board along with Mr. Cassone and Mr. Williams. After a brief discussion, Mr. Totilo recommended approval of the Mill River Park - River Walk Expansion and Flood Plain Project - Request For Purchase and Special Sale of Real Property and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

Ms. Dell called for a motion to move the Planning Board Meeting Minutes forward. Mr. Tepper made a motion to move the Planning Board Meeting Minutes forward; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

PLANNING BOARD MEETING MINUTES:

01/09/2018: After a brief discussion, Ms. Fishman moved to recommend approval of the Planning Board Minutes of January 9, 2018; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Quick and Tepper). (Mr. Totilo and Mr. Levin were both absent.)

OLD BUSINESS:

None.

NEW BUSINESS:

Ms. Dell announced that the meeting scheduled for January 30, 2018 would be cancelled as it was the “Snow Date” for this meeting and stated the next meeting would be February 6, 2018. Dr. Woods added that ZB Application #217-01 - Lifetime Fitness would be on the agenda.

Ms. Dell ended the regular meeting at 6:55 p.m. and took a 5 minute break to setup for the Public Hearing.

PUBLIC HEARING STARTS AT 7:00 P.M.

CAPITAL BUDGET:

In accordance with Section C-611.3 of the Stamford Charter, the Stamford Planning Board will hold a Public Hearing to hear public comments on the recommended Capital Budget for 2018-2019 and Capital Plan for 2019-2024.

Ms. Dell opened the Public Hearing at 7:00 p.m. and asked Ms. Fishman to read the Legal Notice into the record as follows:

**LEGAL NOTICE
PLANNING BOARD
OF THE CITY OF STAMFORD**

In accordance with Section C-611.3 of the Stamford Charter, the STAMFORD PLANNING BOARD will hold a Public Hearing on Tuesday, January 23, 2018 at 7:00 P.M. in the Government Center Building, 888 Washington Boulevard, 4th Floor Cafeteria, Stamford, CT to hear public comments on the recommended CAPITAL BUDGET FOR 2018-2019 and CAPITAL PLAN FOR 2019-2024. Copies of the budget document are available at the Land Use Bureau, Government Center Building, during regular business hours, and at the Public Hearing.

ATTEST: CLAIRE FISHMAN, SECRETARY
STAMFORD PLANNING BOARD

Dated at the City of Stamford this 18th day of January 2018.

Ms. Dell then commenced with the Capital Budget discussion going through each section and asking if anyone wanted to address the Board. The following persons spoke:

Alice Knapp, President - Ferguson Library: Ms. Knapp thanked the Board for allocating funds to the Harry Bennett Library explaining that the funds would be used to repair damaged floors and to also modernize the building and to look at all the systems which are 20 years old.

Michael Feighen - Stamford Resident & Harry Bennett Library User & Supporter: Mr. Feighen spoke about how much he uses the library for research and leisure and about how impressed he is with the functions, events and activities that are run and managed by the Library.

Thomas Madden, Director, City of Stamford: Mr. Madden made comments about Innovative Stamford and the Old Town Hall Redevelopment Agency.

Kieran Ryan - Board of Finance Member (Speaking as a Stamford Resident) with comments about the Transfer Station: Mr. Ryan spoke about the environmental impact created when trucks pull out of the filling shed right along the east branch of Stamford Harbor onto a scale where they are weighed. These trucks are uncovered and when they leave the shed into the wind, various types of loose litter are picked up by the wind and carried into the Harbor where it pollutes the wetlands along the Harbor. Mr. Ryan was requesting additional funds be appropriated to implement a netting system to reduce or eliminate the loose garbage and prevent polluting the Harbor and wetlands. Mr. Ryan further explained that he's gone through several phases of meeting with department heads, the Mayor and the public and feels like no one is listening.

Ms. Dell gave a brief explanation of the Capital Budget process and stated that any requests for funds must come through the department head. Ms. Dell told Mr. Ryan that his comments would become part of the Planning Board Meeting Minutes stating that a question was raised on an item that was not in the Capital Budget and it is the Planning Board's feeling that department heads should be advised that monies which were appropriated in the 2017 budget should be looked into. This would be the only thing the Board could do at this point as we are no longer able to present this as a Capital Budget item.

Ms. Dell thanked Mr. Ryan and continued on going through the remainder of the Capital Budget.

As there were no further speakers and no other departments present, Ms. Dell closed the Public Hearing on the 2018-2019 Capital Budget and 2019-2025 Capital Plan. Ms. Dell announced the next Planning Board meeting will be on February 6, 2018 and the Board will begin discussions on any other changes, additions or deductions to prepare the budget for submission to the Mayor. At the following meeting on February 20, 2018 the Board will finalize the budget and at that time it will be printed and the Board's submittal letter will be presented to the Mayor.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 7:45 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

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