

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES
TUESDAY, DECEMBER 4, 2012
7TH FLOOR LAND USE BUREAU CONFERENCE
AREA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chairperson, Claire Fishman, Dudley Williams, Roger Quick, Mike Totilo, Jay Tepper and Zbigniew Naumowicz. Present for staff was Todd Dumais.

Mrs. Dell called the meeting to order at 7:30pm.

Supplemental Capital Appropriation Request:

Request for Additional Appropriation for Harbor Point Shuttle Bus Acquisition of \$608,750 Federal Transit Administration grant to purchase three new 25 to 30 foot specialty transit vehicles to provide shuttle service between the Harbor Point Development and Stamford's Downtown.

Mr. Dumais explained the request and answered questions about the route and schedule.

After a brief discussion, Mr. Williams moved to recommend approval of the supplemental request. Mr. Quick seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Totilo and Fishman).

Request for Supplemental Capital Appropriation for FY 2012-13 Board of Education \$18,329,142.20 (current fiscal year)

Peter Privitera, Director of the Office of Policy and Management and Al Barbaratta Board of Education Facilities Manager, presented the supplemental project request. Mr. Privitera stated that assuming this Board approves the appropriation they appear before the Board of Finance on the 17th then the Board of Representatives at their first meeting in January then back to the Board of Finance. Mr. Privitera said the Mayor had decided to increase the \$35M offering from the current budget year to \$50M because of the extremely low interest rates. After the major problems at Toquam School it was decided for this bond issue which represents \$14M in bonds of which \$10M is for existing projects. Mr. Privitera explained that this would give the Board of Education, essentially of their 13/14 request this year so that they could start work immediately with a target of completion within three years.

Mrs. Dell asked if this will take three years to complete will they ask for nothing in the 2014/15 cycle? Mr. Privitera said no they will be able to come back next year. All projects were originally submitted for Board review with the exception of the Toquam School.

Mrs. Dell asked if they could tell the Board which projects would be closed out? Mr. Privitera said they are trying to deal with the BoE top priorities and all code compliant issues and their total capital project backlog needs are closer to \$170M.

Mr. Williams noted there were a couple of technology items under curriculum equipment and asked if this was a requirement to run the common core standards? Mr. Barbaratta said yes.

Mr. Tepper asked if the technology request was short or long term revenue bonds? He asked what the \$18M number impact would be on the overall City side of the budget?

Mr. Tepper asked what impact this would have on the 2014/15 requests? Mr. Privitera said they'd be normal.

Mr. Quick asked in a typical year, after tax revenue, how much is left for Capital? Mr. Privitera said debt service is around \$47M; need is there for schools and streets.

Mr. Quick noted this is a very aggressive schedule and asked if there was risk in borrowing fund and not using them fast enough and asked if the BoE prioritized list had been submitted to Engineering to move it forward? Mr. Privitera said in 2014/2015 the Board would see a reduction in the BoE amounts.

Mr. Barbaratta described each requested project before the Board as follows:
District-wide Indoor Air Quality is a recurring account where they will always need more.
Rippowam Code Compliance is also a recurring project.

Mr. Privitera said when they put projects before the Board they are making assumptions on reimbursements; if they don't get the reimbursements they will have to go back to the Board and ask for a closeout to deal with existing projects. There is no bonding for State money. Mr. Barbaratta said the State participates and has historically done so.

Mr. Barbaratta continued to discuss projects: curriculum equipment; Dolan Middle School water proofing of the building; district-wide energy efficiency; West Hill infrastructure; Springdale expansion/code compliance. District-wide electrical upgrades; burner replacement; Northeast School renovating; asbestos abatement; Turn of River code work; roof replacement; district-wide code compliance; Toquam indoor air quality issues.

Mrs. Dell stated that if the Planning Board does give approval and the BoE goes on and the other Boards don't approve the requests that they can come back to the Planning Board and present their request as part of the 2013/2014 Capital Plan. After further discussion, Mrs. Fishman moved to recommend approval of the supplemental requests. Mr. Williams seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Totilo and Fishman).

Zoning Board Referral:

ZB Appl. 212-10 – First Garden Development, LP, 1032 Hope Street, Special Exceptions, Special Exception approvals related to a proposed mixed use, 4-story building containing 88 residential units, 2,222 S.F. ground floor retail and associated parking for a 0.94 acre parcel located in the V-C (Village Commercial District).

Mr. Dumais briefly introduced the application and described it as the first major project to come in under the Village Commercial District regulations.

Attorney John Leydon, for the Applicant, also told the Board this is the first application to come before the Board after fruition of the Village Commercial District and believed that it embodies the goals everyone hoped would come about. He introduced the development team and Richard Freedman who has brought three other projects before the Board in the past few years: Prospect, Third and Summer Streets where in each case they've always delivered an affordability component. Attorney Leydon described the site as the former Brooks Pharmacy building on Hope Street. They plan constructing an 88-unit building consisting of 47 studios, 32 one-bedrooms and 9 two-bedroom units in a four-story building. The site is in a corridor identified in the Master Plan where these types of projects were intended to come to fruition. The Applicant has worked with Staff and the Springdale Neighborhood Association to make this an acceptable application.

Mrs. Dell asked if a traffic study had been done? MR. Leydon answered no, that the City's Traffic Engineer said it did not need one.

The Board had questions about the architecture and the applicant showed the Board buildings elevations and a model.

Mrs. Dell asked how green they were? Attorney Leydon said they are very green because they are extremely energy efficient. The Board expressed that they liked the building and how it was broken up and how it didn't look like a commercial brick building.

Steve Trinkus described the landscape plan. Mrs. Dell asked if there was a way to put more landscaping in the back and around the perimeter to screen the parking and soften the edges of the site. Mr. Dumais asked if they could improve the courtyard area with possible hardscape to celebrate the entrance and commented that the landscaping plan along the streetscape was poorly developed.

Mr. Quick asked if prior to this the site was a gas station and had they done soil remediation. Mr. Freedman said the site can be redeveloped for residential use and have done their homework to ensure so.

Mr. Tepper asked how many BMR units they planned and how it would be split up? Mr. Freedman said they were offering 15% BMR which is more than required.

After further discussion, Mr. Quick moved to recommend approval of the special exception with comments on the site landscaping. Mr. Williams seconded the motion which carried unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Totilo and Fishman).

Zoning Board of Appeals Referrals:

ZBA Appl. 069-12 – Summer & Seventh Properties, LLC requesting variances of front yard setback requirements and of Section 7K to permit the construction of a 6'x8' canopy over an existing ATM machine located at 2386 Summer Street in a C-L zoning district.

After a brief discussion and due to a lack of additional information provided by the application, Mr. Totilo moved to recommend denial of the variance without prejudice. Mrs. Fishman seconded the motion which carried unanimously with the eligible members present voting to deny, 5-0 (Dell, Williams, Quick, Totilo and Fishman).

Planning Board Meeting Minutes:

Mrs. Dell postponed review of the minutes to a future meeting date.

Old Business

Subdivision Application #3833 Carlos Errico, Dominick Errico & Angelo Errico.157 Vine Road, Modification of Condition #9 of the subdivision approval, requesting an additional 5 years to complete all "work" as defined in CGS 8-26c(b)

Mrs. Dell postponed review of this request to a future meeting date.

There being no further business, Mrs. Dell adjourned the meeting at 9:21 pm.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

Note: These proceedings were recorded on tape 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.