

STAMFORD PLANNING BOARD
JOINT PUBLIC HEARING AND
REGULAR MEETING MINUTES # 3726
TUESDAY, OCTOBER 25, 2011
4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT

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

Joint Public Meeting

Capital Budget Presentations FY 2012/13-2019

Mrs. Dell called to order of the Joint Public Hearing on the Capital Budget at 7:00pm. She explained the hearing process and introduced members of the Planning Board, Staff and Frank Cerasoli from the Board of Representatives and Kathleen Murphy and Chair Jerry Bosak from the Board of Finance. She explained that this was a continuation of the meeting on the Capital Budget from October 18th and was noticed in the Stamford Advocate.

Police Department

Robert Nivikoff, Police Chief City of Stamford, presented the department's capital requests. He explained the juvenile detention cells are not in compliance with the state requirements and must be corrected for \$50,000. Ms. Murphy asked when the law was enacted. The Chief Mr. Nivikoff answered two years ago. Mrs. Dell stated that if we are so out of compliance it maybe appropriate to take out of this Budget and request a supplement appropriation to speed up the completion process. Mr. Privitera added that he would have to go through all of the appropriate Boards for a supplemental.

Chief Nivikoff then presented the jail cell upgrade project and described it as a modernization of the City's currently antiquated system. Mr. Bosak asked if we were in State compliance with the bars. The Chief answered yes. Mr. Bosak then asked if they have a suicide watch required. The Chief answered yes every fifteen minutes they are required to check on the prisoners. Mr. Cerasoli asked if it was becoming more standard to use doored celled rather than bared cells. Chief Nivikoff answered yes it was.

The Chief then presented the Police Headquarters improvement project. Mrs. Murphy asked what the cost for a new public safety building would be. The Chief answered a basic building would cost approximately 25-30 million dollars. Ms. Murphy then stated if we continue to look at major repairs in the out years, we have to look at the whole building itself.

Mr. Privitera asked if the Planning Board had to decide between money for the building and 15 new vehicles what would he choose. The Chief answered he would take the cars. The Chief then presented the vehicle requests included three new motorcycles.

Ms. Murphy asked if the Police Department had a multiyear plan for the replacement cycle of vehicles. The Chief said this is it. The Department needs to replace 12-17 vehicle every year. He noted that New Canaan is on a two year replacement cycle for each of its vehicles.

Mrs. Dell commented that this will be a hard year and hopes that next year will be a better year for the budget.

Stamford Fire & Rescue

Peter Brown Assistant Fire Chief presented the Capital Requests. He commented that they have not bought a Fire Truck since the 09/10 Budget and do have a Vehicle Replacement Plan in place.

Facilities Improvements – Keeping the facilities up and running based on our feasibility study is a priority Chief Brown said. Mrs. Dell questioned the futures years of this project and noted that it wasn't very specific. Chief Brown answered that is because they do what they can when funds become available. Mr. Privitera noted that if you have Citywide generators of roofing they should be categorized as separate projects. If possible, you need to categorize a bit differently.

Mr. Tepper asked out of the request what were the specific projects that have to be done? Chief Brown answered the generators at Woodside Station.

Mrs. Dell stated that many of the items requested fall more towards operating budget and with the new standards need to be more project specific on the capital requests.

Mr. Williams asked if he had a sense of the life cycle of the generators? Chief Brown responded that he has \$0 money for facilities maintenance in his operating budget. He noted that it is easy to be specific but if you don't get funds you have to make due with what you have.

Mrs. Dell responded that if you come in with a blank amount without specific projects you will get nothing. She said that the old way of doing business is done and suggested Chief Brown come back before the Board with a prioritized list. He said that he would do this but that he guesses he can't be realistic and that he has to keep the Fire Departments running.

Mr. Totilo commented that not having a line item in the operating budget for repairs was frustrating.

Ms. Murphy stated this was one of the reasons that Stamford Capitalizes too much.

Mr. Privitera stated that there is a City Facilities Department whose job it is maintain and fix City facilities. The statement that there is zero money in facilities maintenance is wrong he added. Mr. Privitera also added that you shouldn't be capitalizing a lot of these requests.

Chief Brown answered that in the past they had been capitalize these projects. Mrs. Dell again repeated that there are new rules and they must be project specific.

Fire Training Center – Chief Brown described the project. Mrs. Dell asked that it be broken down more specifically and be brought back to the Board.

Shore Term Vehicle Fire – Director of Operations, Ernie Orgera discussed the vehicle requests. Mr. Privitera noted that the City has a great opportunity to go after vehicles that have come off one year leases. Mr. Tepper asked if there was a State contract we could use to buy vehicle cheaper. Mr. Privitera answered yes but they also have the ability to purchase the vehicles off one year leases.

Ms. Murphy asked if there was any discussion of using GPS on vehicles instead of logs.

Belltown Fire Department

John Didlot Chief presented the request. He noted that the request was for \$160,000 for exterior and internal repairs to the building and that he could provide a breakout of project amounts and priorities.

Mrs. Dell asked that the tower ladder be put into the out years.

Long Ridge Fire Department

Claire Fishman asked what will happen to the Fire Department's Budgets if the merger goes through. Stew Teitlebaum, Chief said he was not sure. He then presented his departments requests for a new pickup truck, a fire apparatus and work on station two.

Mr. Prvitera said the pickup should be in short term capital and that any type of repair work on station two was not capital it was an operating expense.

Glenbrook / Springdale Fire Department No representative present to make the request.

Turn of River Fire Department

Assistant Chief Matthew Maounis presented the requests. He explained that the Department needs a utility vehicle with plow and a water tanker replacement. He said that the tanker is in dire need of replacement and they were looking to FEMA for some funding. Mr. Tepper asked if there was any residual value on the tanker. The Assistant Chief answered yes about \$25,000. Assistant Chief Maounis stated that the tanker is a priority over everything else in his capital requests.

Mr. Prvitera asked if he had an option for a commercial truck instead of a custom truck to get the tanker would he go for it. The Assistant Chief answered yes, the tanker is a priority over everything else. The Assistant Chief then went on to say that the station lacks a fire suppression system that building code requires today and they are requesting this. Other capital projects requested include SCBA equipment, a roof replacement for Station 2, an air compressor and an elevator for Station 1.

Smith House

Barbra Fleisher presented the request for the Smith House. She outlined a request for a chiller replacement, condenser unit, piping and HVAC. Mr. Prvitera commented that the Smith House has been spending a lot of operating money to keep this system in a band aid form. He also noted that there was a project balance of \$200,000 in addition to this money requested to complete the job.

Mrs. Fleisher described her next request which was money for planning the replacement of the roof. She explained that in the past an entire wing was renovated each time to qualify as a capital project. Mrs. Fiesher then presented her request for an emergency generator.

Short Term Capital – Vehicles

Dan Colleluri, Supervisor of Solid Waste discussed the replacement of vehicles and dire need due to rusted out trucks. Mr. Quick asked if he looked into driver operator trucks. Mr. Colleluri answered yes but that most places that use these do not have to worry about overhead power lines. Mr. Orgera commented that these trucks are intensively used being operated six days a week. Mr. Colleluri then added that all the trucks have over 100,000 miles on them and five are eleven years old and there is a need to start replacing them. Mrs. Dell asked if it was feasible to spread the trucks out to two new ones per year? It was answered that ideally they need three to four a year over the next five years to keep the fleet going. Mr. Prvitera asked what the priority was. Mr. Orgera answered the rear packers.

Mrs. Dell then announced that the Joint Public Hearing on the Capital Budget portion of the meeting was concluded for the evening and the Board would take a ten minute recess.

Regular Meeting

Zoning Board Referrals:

ZB Appl. 211-37 Zoning Text Amendment – Hennessey, to Amend Article III, Section 9-d-5-c-8 regarding parking rates for Neighborhood Commercial Uses. Proposed revision to be 4 spaces per 1000 square feet of floor area.

Mr. Dumais briefly introduced the application. Attorney Jackie Olschan presented the application. She described it as a goal to bring a consistent parking standard to neighborhood commercial uses in the RH zone. She added that her client at 850 East main Street wants to lease ground floor retail space to a Hibachi restaurant but the way the ZEO currently interrupts the parking regulations precludes this use. Mrs. Olschan explained that this request is consistent with the City's parking standard in the Village Commercial Districts and would offer clarity to the RH parking standards.

Mr. Dumais said that he did not believe this would have a broad negative consequence and does encourage some of the goals of the Master Plan.

After a short discussion, Mr. Williams moved to recommend approval of Zoning Board Application 211-37. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Williams and Totilo).

ZB Appl. 211-35 Special Exception – Davette Stevens, requests approval to use an existing home as a Group Day Care for a property located in an RM-1 Zone having an address of 595 Hope Street.

Mr. Dumais requested that discussion on this application be tabled to a future date. Mrs. Dell agreed.

Zoning Board of Appeals Referrals:

ZBA Appl. 044-11, Gooding, requesting variances of Section 6A and setbacks to allow a proposed accessory structure (tennis court) to be located in a front yard of a single-family home located at 1366 Ocean Drive West in a RA-1 Zoning District.

Mr. Dumais described the request. Mr. Williams and Mrs. Fishman noted that the request was out of character with the neighborhood. Mrs. Fishman moved to recommend denial of Zoning Board of Appeals Application 044-11. Mr. Williams seconded the motion and carried by a vote of, 3-0 (Totilo, Fishman, Williams with Quick, and Dell abstaining).

ZBA Appl. 047-11, MarClaire, LLC, requesting a modification of a previously approved variance (099-01) to allow display vehicles to be parked along East Main Street and to allow auto repair service within the building for a property located at 1259 East Main Street in a C-N Zoning District.

Mr. Dumais briefly described the request. Mr. Totilo moved to recommend approval of Zoning Board of Appeals Application 047-11. Mr. Quick seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Williams and Totilo).

ZBA Appl. 048-11, MDS Holdings, LLC, requesting variances of Section 13 to permit a sign to be located in front of the required setback for a property located at 86 Prospect Street in a C-L Zoning District.

Mr. Dumais briefly described the request. Mrs. Fishman moved to recommend approval of Zoning Board of Appeals Application 048-11. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Williams and Totilo).

ZBA Appl. 049-11, Mattinar, requesting side yard and building coverage variances to construct an addition on an existing home located at 44 Bungalow Park in a R-7½ Zoning District.

Mr. Dumais briefly described the request. Mr. Quick moved to recommend approval of Zoning Board of Appeals Application 049-11. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Williams and Totilo).

ZBA Appl. 050-11, Barker, requesting a variance of Section 12-C to all parking to be located in a front yard closer than the required 10' street-line setback on a property having an address of 18 & 20 Edgewood Avenue in a R-7½ Zoning District.

Mr. Dumais briefly described the request. Mr. Williams and Mr. Totilo commented that the proposal was both too intense and out of character with the neighborhood. Mr. Williams moved to recommend denial of Zoning Board of Appeals Application 050-11. Mrs. Fishman seconded the motion and carried by a unanimous vote of, 5-0 (Totilo, Fishman, Williams, Quick, and Dell).

The Chair announced that approval of the meeting minutes would be tabled until a future meeting date.

There being no further business to discuss, the Chair Mrs. Dell adjourned the meeting at 10:40 pm.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board