

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3575
TUESDAY, FEBRUARY 9, 2010
7TH FLOOR CONFERENCE ROOM
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Duane Hill, Theresa Dell, Claire Fishman, and Jay Tepper. Present for staff were Robin Stein and Josh Lecar.

Regular Meeting

The chairman, Mr. Duane Hill, called the meeting to order at 7:35 pm.

Supplemental Capital Requests:

Street Resurfacing, \$18,089.80 – Robin Stein introduced this item and indicated that it stems from a condition of approval for the Lake Windermere development. The developer was required to contribute \$25,000 for improvements on Erskine Road. While ~\$7,000 of this contribution has already been spent, the added amount is available for future use by the City and must be authorized through the capital request.

Mrs. Dell moved for approval. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Tepper, and Fishman)

Bartlett Arboretum, Education Center Building \$394,681.81 – Mr. Stein noted that this amount represents City match of an existing State grant. The Engineering Department has proposed a close-out of several prior capital projects so that the amount proposed would be revenue neutral to the current capital budget. Lou Casolo, City Engineer, indicated that \$1 million remains in the State grant.

Mr. Casolo explained that the close-out of the following projects did not require action from the Planning Board but was presented for information:

- Haig Avenue salt dome repairs (budget reduced by \$200,000);
- Research Drive (completed in 2006);
- Carter/Tupper Drive reconstruction (completed in 2001)
- Bedford Street reconstruction (completed in 2005);
- 44 George St. (K.T. Murphy School playground completed).

Mrs. Fishman moved for approval of the Bartlett Arboretum request. Mr. Tepper seconded the motion and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Tepper, and Fishman)

Suspension of Rules Item – Hydro-geological Investigation for Scofield Park and Vicinity \$250,000 – Mr. Casolo requested a suspension of rules to introduce an additional item for the Planning Board's agenda.

Mrs. Dell moved for the suspension of rules. Mr. Tepper seconded and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Tepper, and Fishman)

Mr. Casolo stated that the Engineering Bureau has identified Dr. Robbins of the University of Connecticut to conduct a hydro-geological investigation in the area surrounding Scofield Park, including the voluntary monitoring of wells on private property, the collection of soil samples and the development of a comprehensive model of surface and sub-surface drainage patterns. The contract for Dr. Robbins (or any other study team) would require approval from the Board of Finance due to the dollar amount.

Mrs. Dell inquired whether this project is different from the existing Capital Budget item. Mr. Casolo explained that the existing amount is to develop a closure plan for Scofield Park. This effort is quite extensive and will require a lot of clean fill and a landfill liner. Duane Hill noted that the requested project might require an RFP process to select Dr. Robbins or another consultant, and that it might be considered as an operational cost rather than a capital item. Mr. Casolo suggested that it was similar to the prior study done by TRC which was funded from the capital budget. He also noted that the UConn team assembled by Dr. Robbins has independent academic credentials which will make the study more acceptable to some community members. He indicated that a bid waiver might be needed to comply with Purchasing Dept. regulations.

Mrs. Dell questioned whether there was a fiscal cap to the contract. Mr. Casolo responded that although he couldn't be certain of a specific figure until a bid had been received from Dr. Robbins, the authorization would be for no more than \$250,000. He noted that the Task Force was eager to move forward on the project. By way of comparison, he noted that the water main work authorized to date would total approximately \$4 million and the TRC study was \$90,000. In addition, bottled water and filters were provided for residents during the transition period to City water supply. Mr. Hill asked whether the Engineering Bureau would return with a proposed contract. Mr. Casolo indicated that there would be outreach to the press as well as to the other City boards. Mr. Stein clarified that a bid waiver would go to both the Board of Representatives and the Board of Finance.

Mrs. Fishman asked whether the soil at the Scofield Park site can be cleaned rather than capped. Mr. Casolo responded that this would be very costly since it requires trucking all of the soil off-site to a processing facility. He suggested that it makes more sense to cap the park area so that it can be used again.

Mr. Hill asked for the timeframe of the proposal from Dr. Robbins and whether this would affect the approval of the supplemental request. Mr. Casolo noted that the study would involve authorization from private property owners to test their wells and soil. He indicated that the City has retained legal counsel to identify whether access can be required. Mrs. Dell asked whether work on the project could be phased. Mr. Casolo noted that the scope of work covered a peer review of the TRC work, as well as a more detailed hydrological modeling component to study the fracture conditions of the groundwater.

Mrs. Dell moved for approval. Mr. Tepper seconded the motion and it passed unanimously with the members present voting, 4-0. (Hill, Dell, Tepper, and Fishman)

Lease Agreements:

Lease Agreement between City & Stamford EMS, 684 Long Ridge Rd.

Lease Agreement between City & Stamford EMS, 80 Fairfield Ave.

Mrs. Fishman recused herself from discussion of these properties because of her membership on the EMS Board.

The lease for 684 Long Ridge Road is for a building and parking lot, with a 5 year term and 4 renewals. The rent for the entire term is \$10.

Mr. Tepper moved for approval. Mrs. Dell seconded the motion and it passes unanimously with the eligible members present voting, 3-0. (Hill, Dell and Tepper)

The lease for 80 Fairfield Avenue is for an interior bay with the same terms as the Long Ridge Road lease.

Mrs. Dell moved for approval. Mr. Tepper seconded the motion and it passes unanimously with the eligible members present voting, 3-0. (Hill, Dell and Tepper)

Zoning Board Referrals:

1. Appl. 210-01 BBSF, LLC & Affordable Housing Development Corp., LLC. Text change to amend Article III, Section 9-BB.5.f residential parking requirements [withdrawn by applicant]
2. Appl. 210-01 BBSF, LLC & Affordable Housing Development Corp., LLC. Amend previously approved General Development Plan for Metro Green Development, 715 Atlantic Street [withdrawn by applicant]
3. Appl. 210-04 Richard Redniss Map change to rezone property from R-5 to C-L at 138 West Ave.

Mrs. Dell recused herself because she lives next door to the applicant.

Mr. Stein noted that the property is included within a Master Plan Category 7 – a commercial category. The property has some existing off-street parking but has requested the zone change to rearrange the parking and to add additional parking to the north of the property. Tenants would no longer need off-street parking once this change is implemented. The applicant would also work with the City to provide right-of-way for traffic improvements on West Avenue at the W. Main Street intersection.

Mr. Tepper moved for approval. Mrs. Fishman seconded the motion and it passes unanimously with the eligible members present voting, 3-0. (Hill, Fishman and Tepper)

Capital Budget FY 2010/11- 2017 Discussion and vote on the FY 2010/11-2017 Budget and Budget Message

Mr. Stein distributed a summary of comments from the February 4 public meeting. He observed that some of the capital projects had received additional public support, while other comments were related to fiscal policy and budget limitations. He noted that the

Planning Board has historically looked at infrastructure needs while the Mayor, Board of Representatives and Board of Finance are all concerned with the fiscal side. A vote was taken on the final Capital Budget with the Arboretum project removed (due to a shift in funding to the supplemental request) and the funding removed from 2010-11 for the Ferry Terminal. The final amount of the approved plan is \$45,512,200.

Mr. Tepper moved for approval. Mrs. Fishman seconded the motion and it passes unanimously with the members present voting, 4-0. (Hill, Dell, Fishman and Tepper)

Old Business:

Subdivision 39-86

Mr. Stein introduced the request to permit the retention of an existing garage structure for a year due to financial considerations for the applicant.

Mr. Tepper moved for approval. Mrs. Fishman seconded the motion and it passes unanimously with the members present voting, 4-0. (Hill, Dell, Fishman and Tepper)

There being no further business to discuss, Mr. Hill adjourned the meeting at 9:10 pm.

Respectfully Submitted,
Duane Hill, Chairman

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.