

STAMFORD PLANNING BOARD  
REGULAR MEETING MINUTES #3562  
TUESDAY, OCTOBER 27, 2009  
7<sup>TH</sup> FLOOR CONFERENCE AREA  
888 WASHINGTON BLVD., STAMFORD, CT

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Stamford Planning Board Members present were: Claire Fishman, Theresa Dell, Rose Marie Grosso and Jay Tepper. Present for staff were Robin Stein and Todd Dumais.

**REGULAR MEETING**

Theresa Dell, Acting Chair, called the meeting to order at 7:30 pm. She announced that Chairman, Duane Hill, was away this evening.

**Lease Agreement between City & St. John's Roman Catholic Church for a parking lot located between Tresser Blvd. & Bell St.**

Robin Stein described that this is a renewal of an existing contract, requesting an increase in terms only. He stated this is a great utility for the Public.

After a brief discussion among the Board members, Mr. Tepper moved to recommend approval of the lease agreement requested. Mrs. Grosso seconded the motion and it passed unanimously, 4-0. (Dell, Grosso, Fishman and Tepper).

**Capital Budget Presentations FY 20010/11-2017**

**Child Care Learning Center**

Barbara Garvin Kester, Executive Director described the Center and the requests. The Center provides over 1,000 families with affordable childcare education; families earn on average 75% of state median income. She described that they are closing six sites in two weeks and moving into Rogers School. The Center is asking for \$107,500 to refurbish 5 classrooms and also \$105,000 to renovate playgrounds. This is the third year of a five year plan which was adjusted to accommodate a \$200,000 funding cut.

Mr. Tepper asked what the state median income was? Response was between \$40K - \$50K.

**Public Services – Solid Waste**

Alex Tergis, Public Service Bureau Chief  
Distributed detailed request sheets

Dan Colleluori, Supervisor Solid Waste described the requests and specified that the Transfer Station is in need of repair; there are hot spots in the floor which need structural repairs. He also said the Attendant Booth needs upgrading to keep employees out of the elements and provide site control.

Mr. Stein questioned a graphic table in the handout packet.

**Waste Processing and Handling Improvements**

Mr. Colleluori said this includes requests to install 3-phase power at Mygatt Recycling Center; a recycle and reuse area; new toter bins for recycling for new developments.

Mrs. Dell asked when the tax bills go out can they put something in regarding the new recycling initiatives? Mr. Colleluori said they'd also like to do another study to track, analyze and improve recycling rates.

Funding is being requested for the purchase of a site for handling yard waste; a \$200,000 request wouldn't be enough to purchase the site but would go towards Scale House upgrades; they could get by with \$100,000 of repairs to the building; will buy them time until they have to replace the entire structure; and with the Scale upgrade they may be weighing at a remote site and a portable scale would address this.

### **Maintenance**

Alex Tergis and Mike Scacco, Fleet Manager

Handout to board detailing the bundled project.

Mr. Scacco described the requests:

Facility upgrades: includes a vehicle exhaust ventilation system; repave driveway areas; building ventilation system; building improvements; painting of garage bays; removal of waste oil UST; installing a drive-through wash bay; security upgrades; roof heating units.

Mrs. Fishman asked if they have many problems with vandalism? Mr. Scacco replied no, more of a problem with theft.

Mr. Tepper asked if requests numbered 1 though 9 were in order of priority? Mr. Scacco replied no, they are bundled requests but the safety issues were a priority.

Also need to remove underground storage tanks and fuel pumps which need to be replaced because they are over 30 years old.

Fuel system: need to upgrade current system; would like to use Fuel Master, which is currently used by US Armed Forces.

Town Yard Equipment:: have been expanding service in the north and need to start a properly equipped shop to save time and improve operations.

Vehicle Maintenance Expansion – to incorporate Fire Department vehicle maintenance.

### **Facilities Maintenance – Operations**

Joe Barbaratta

Two different bundles for facilities consisting of 9 separate projects. Also a Parks bundle with 16 different projects.

### **Leased Facilities**

Lou Casolo, City Engineering & Maintenance described the requests:

\$160,000 request for Rogers School and 229 North Street for \$50,000

Underground storage tanks to replace and remediate the tanks for \$60,000

Glenbrook Community Center – Jerry Pia - \$50,000 state grant funding came in but windows and roof is next piece of project to be replaced.

Luther Wider Community Center – Phil McKain, President of CTE – health & safety work and need new compressors for air conditioning unit; all projects around health & safety issues. Parking lot has gotten worse and now presents safety concerns.

Mrs. Dell stated there was not a dollar breakdown on these requests and they might want to consider the air conditioning as a supplemental request in order to get the funding in place prior to next summer.

Mr. Stein noted they are about to go to bid on several projects but asked what the bids were for? Answer - for design fees on mold remediation.

Yerwood Center, Eugene Campbell

Wanted to thank the City for its continued support of Yerwood. Have continuing issues with basement flooding; have hazard with electrical work repairs in the building.

Mr. Stein stated there was an unencumbered account with a \$360,000 balance. The answer was funding held for other projects including exterior envelope of building.

Sterling Farms Barn, Lou Ursone

Dressing room upgrades for facility which operates almost daily. Lou Casolo described the ongoing project, provided pictures of project to date.

### **Short Term Capital**

Bill Callion described two items which were listed under the Turn of River Fire Department.

Assistant Chief Mauonis, Turn of River Fire Department, described request for \$45,000 to help get new SCBA; also for key system to refill air bottles for \$50,000.

Bill Callion described request for fire station fitness equipment; can't discuss request for 10 radios at \$5,000 each (will get back to Board). Long Ridge station is asking for improvements to equipment. Also request for patrol rifles.

### **Water Pollution Control Authority**

Jeanette Brown, Executive Director

Described request for funds for upgrade at Dyke Lane pumping station which is over 40 years old and stated this is a \$1 million upgrade. She also outlined the need for major repairs to replace pump, motors and equipment used at Waste Water site. The need for Sanitary Station pump upgrades; sanitary sewer rehabilitation used for emergency repairs. She described a GIS Project which is an ongoing mapping project.

Mrs. Brown stated the rest of the projects are for the out years.

Mr. Tepper asked if these were not City funded? Mrs. Brown answered correct.

Mrs. Dell asked for an update on the waste project? Mrs. Brown said they are doing a third party review of the feasibility study and a financial study because they are convinced it is the right thing to do.

Mrs. Fishman asked if the EPA was mandating the GIS project and if it was unfunded? Mrs. Brown replied yes, they want GIS map showing outfalls and yes, it's unfunded.

### **Short Term Equipment**

Alex Tergis described a City-wide equipment replacement (summarized on a handout). They want new purchasing of compactors, a small sweeper to maintain parking lots and paths for parks and a small wheel ladder.

Mr. Tepper asked if there was any residual value on the items being replaced?

Mr. Tergis said not a lot; they get a residual value and put a reserved price on the equipment. An example of what happens when you keep a vehicle longer than we should, we end up spending more than we should.

### **Operations Facilities**

Bundle of City projects (9).

Government Center renovations included \$480,000 to replace cooling towers and the balance is being applied towards this. Also the Government Center elevator upgrade and roof replacement and repair – district-wide roof problems need to be replaced.

Facilities Energy Conservation – for \$100,000, to put in induction lighting which has a 3 to 4 year payback on this project.

Citywide electrical System Upgrade - \$50,000 request.

Government Center Security – DURS, security cameras, system is in need of upgrading.

Solid Waste Building – need to complete interior renovations, building in dire need of work.

Animal Shelter – current facility is small and not in great shape; only has capacity for 20 dogs and no cats.

Highway Facilities Building – request funding to replace the buildings at the town yard; \$6.5 million project overall but asking for \$500K for design work.

Total request is \$2,410,000 for City Facilities

### **Parks**

Top priority request is for a fishing pier replacement at \$300,000; based on public input. Recreation Department to do a survey study for location of a new recreation center.

Mr. Stein stated this request may have been received last year; there was a footnote for \$50,000 listed and it was put under Master Plan CP002.

Paving and Drainage request for infrastructure repairs at Scalzi and out years for Southfield, Cummings and West Beach Parks.

Cove Island Barn Restoration request to replace windows, doors and electrical as they need to use this building for storage.

Mrs. Fishman asked if this is an historical building? Answer, yes.

Building Utility account request for new pavilion at Cummings Beach where there is a real need to replace the building.

Athletic Fields renovation request for \$500,000 to be used for Cubeta Stadium infield and Barrett baseball fields.

Mrs. Fishman asked what the general public feedback has been on the artificial turf fields? Answer, very good.

Park lighting request for \$250,000 for Scalzi and Cubetta fields.

Mrs. Dell asked if there were any complaints about the new lighting?

Game Courts request to resurface basketball courts and tennis courts at Cove Island, Cummings and Southfield and Lion Parks.

Infrastructure replacement request mostly to replace overhead doors.

Environmental Hazard Abatement request for remediation at Cove Island Barn to keep building in compliance with indoor air quality.

Playground rehabilitation requests.

Fencing and guard rail request due to many fencing issues throughout the park system.

Multi-use Trail request to extend Mill River Trail north to Scalzi Park.

Mr. Stein explained it's design.

Shoreline Beach stabilization request needed to remediate a problem at Cove Island.

Terry Conners Rink upgrade.

Rosa Hartman Park renovations.

E. Gaynor Brennan Golf Course renovations.

Mrs. Dell stated it is difficult to single out a project however, if the Board finds there's a project it feels strongly on they will highlight it on transmittal request to the Mayor.

Mr. Casolo asked a procedural question about the Capital Budget.

Mr. Stein responded and said the Planning Board is the only board that looks at Capital requests and they try to examine them from a Planning standpoint.

### **Operations Land Use**

Mr. Stein described the request. In the Master Plan bundle, light rail transit is requesting \$500,000 and was prepared by Mani Poola. The initial feasibility study will come out next month. The additional \$500,000 is for detailed environmental assessment. \$250,000 is requested for light rail.

Parks Master Plan/Land Use - Transportation/Land use did not ask for monies.

Mrs. Dell said perhaps there's a need to rewrite zoning regulations; don't know where funding will come from.

Mr. Stein said one thing going forward is a downtown rezoning/Master Plan which is an issue that the Zoning Board has to take the lead on and decide what it wants to do.

**Mill River**

Mr. Stein explained breakdown of \$7.5 million. Its in TIFF, project balance of \$10 million of which \$5 million is going to pay for Archstone property so only have a \$4 million balance. TIFF projections are we can only get an additional \$5 million. The request for \$2.5 million would come close to filling the gap.

**Old Business**

Mr. Stein talked a bit about the City's Master Plan and the need to move forward in the next few years.

**New Business**

There will not be a meeting next week but on November 10<sup>th</sup> the Board will continue to hear Capital Budget requests starting with Engineering and on November 17<sup>th</sup> there will be a Master Plan hearing.

There being no further business to discuss, Mrs. Dell adjourned the meeting at 9:50 pm.

Respectfully Submitted,  
Theresa Dell, Acting Chairman

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