

MINUTES OF PLANNING BOARD
REGULAR MEETING - TUESDAY, JANUARY 4, 2000
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Marggie Laurie, Acting Chairman; John Garnjost; Jack Rich; Tim Abbazia; Duane Hill; and Helane Rheingold. Present for staff were: Robin Stein, Land Use Bureau Chief; Tom Fava, Capital Projects Coordinator; and Carol Davis, Senior Planner.

Mrs. Laurie opened the meeting at 7:30 PM.

Capital Budget 2000/2001-2007

Mr. Stein reviewed the staff recommendations for the last four budget years. He said he recommends increasing the Board of Ed. Budget for Curriculum Equipment in 03-04, 04-05 and 05-06 because this is a high priority project and should be implemented as soon as possible.

Mrs. Laurie said that she would like to make up the reduction in Traffic Calming by adding \$25,000 in the out years. Mr. Garnjost questioned the need for an increase since the account now has substantial unencumbered funds. Mr. Stein explained that there is demand for this but that it takes time to implement and in some cases the cost of implementation will be greater than funds on hand. Mr. Rich said he considers other budget items more critical and he would not favor an increase.

The Board reviewed the out year recommendations, page by page.

Mr. Garnjost said he wishes to go on record that there is an outstanding request for a Rolling Stock Replacement plan.

There was discussion about the police laptops and whether they are capital or operating expenses. Mrs. Laurie said the Board should be consistent across the board in regard to computer equipment and it was agreed to make no changes.

Changes were approved as follows:

- Traffic Calming (\$25,000 increase in the last two years),
- Springdale Fire (Remove \$150,000 from 00-01),
- Library (Deduct \$125,000 for Koisks and \$150,000 for Community Center Libraries in 02-03 and add \$200,000 for HVAC in 03-04,
- Engineering - Joan Road & Arnold Dr. (Add \$775,000 in 00-01)
- Northeast School (Add \$200,000 in 00-01 and \$2,300,000 in 01-02 and deduct \$500,000 in 02-03).

On a motion by Mr. Rich, seconded by Mr. Abbazia, the Board voted unanimously to submit the Capital Budget, as modified, for public hearing. Mrs. Rheingold did not vote.

Mr. Stein reviewed the Budget Message and on a motion by Mr. Abbazia, seconded by Mr. Rich, the Board voted unanimously to approve the message. Mr. Hill did not vote.

After a recess the meeting reconvened at 9:05 p.m.

Applications Pending

MP - 366 - Planning Board - Master Plan Text change (Mill River)

MP - 367 - Planning Board - Master Plan Map change

MP - 368 - Planning Board - Master Plan Map change

MP - 369 - Planning Board - Master Plan Map change

MP - 370 - Planning Board - Master Plan Map change

Mr. Stein said that it is important that all notice requirements were met, including notification of owners within the areas and within 100 feet of the areas proposed for change. He said referrals were sent to the DEP CAM office, SWRPA and EPB, and letters had been received from SWRPA, DEP and EPB. He said in addition correspondence was received and placed in the file. Mr. Stein said the Board should focus on the fact that the Master Plan has a future orientation and that implementation is dependent on other agencies. He said there will be a further Planning Board role on referral when implementation takes place.

Mrs. Laurie asked how the park area on the east side of the river could be increased and Mr. Stein explained that it would require a new Master Plan application.

There was discussion about affordable housing. In answer to questions from the Board, Mr. Stein explained that the proposed Master Plan changes would permit an increase of 1,000 units, but that these units would not necessarily be affordable unless affordable housing regulations were put in place. He said that State and Federal requirements assure that residents of Stamford Manor will receive adequate replacement housing. He said regarding residents in private housing a survey has been conducted and provides data on the needs of existing residents and the rent they could afford. He said consultants have produced a pro forma showing how market housing could be mixed with an affordable component. He said discussions have been held with non profit providers to investigate the possibility of using a vacant or under-developed site for a pilot project which could provide replacement housing for residents of privately owned property along Clinton Ave. and Division St. Mr. Stein suggested that there are two keys to adding affordable units: 1) City/non-profit housing project (s) and a required affordable component for market-rate housing. In answer to Mrs. Laurie, Mr. Stein, citing the Burdick project, said that Stamford residents can be given priority in affordable units.

Mr. Rich asked how the park can be funded. Mr. Stein explained that there are Capital Budget items for park improvements and land acquisition; that the City can apply for grants; and that there is the possibility of tax increment financing.

Mr. Rich stated that approval of MP 366 will make a real statement that it says what the Board has in mind in terms of the concept. The others agreed.

MP- 366 - Planning Board - Master Plan Text change (Mill River)

On a motion by Mr. Garnjost, seconded by Mr. Rich, the Board voted unanimously to approve MP-366. Mrs. Rheingold did not vote.

MP - 367 - Planning Board

MP - 368 - Planning Board

MP - 369 - Planning Board

MP - 370 - Planning Board

On a motion by Mr. Abbazia, seconded by Mr. Garnjost, the Board voted unanimously to table these items to the next meeting on January 11,2000. Mr. Hill did not vote.

Mrs. Rheingold left the meeting.

3. Zoning Board of Appeals Referral:

ZBA #003-00 Zef Pergjoni requesting a Variance to permit a Restaurant, Fast Food at 181 Cove Road in the C-N Neighborhood Business District.

Mrs. Davis reviewed the application saying that the main issue is the limited parking on the site. The members noted that the applicant has described the use as a delivery pizza business which would not require much parking. It was noted that while there is traffic congestion in the area, the previous tenant, a cleaner, generated about the same traffic as could be expected from this use.

On a motion by Mr. Rich, seconded by Mr. Hill, the Board voted 4-0-1 to recommend approval. Mr. Garnjost abstained.

Old Business

Mr. Stein said that the Board of Representatives will hold a quasi hearing on MP-364 sometime at the end of January and someone should attend to represent the Planning Board position. Mrs. Laurie said she would attend.

Mrs. Davis announced the schedule for the next round of meetings with the Master Plan consultants. Mr. Stein briefed the Board on the progress of the school Master Plan program.

The meeting was adjourned at 10:40 PM.

Respectfully submitted,

Marggie Laurie, Acting Chairman
Stamford Planning Board