

MINUTES OF PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING #3267
AUGUST 22, 2000
CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Marggie Laurie; Tim Abbazia; John Garnjost; and Claire Fishman. Present for staff were: Robin Stein, Land Use Bureau Chief.

The Chairman, Duane Hill, opened the public hearing at 7:30 P.M. Mr. Abbazia read the legal notice and Mr. Hill stated that the correspondence received would be made part of the record.

Subdivisions:

Subdivision #3770, Palkimas & Curti, 350 Soundview Avenue. Mr. Leonard D'Andrea presented the three lot application. He explained the objective of preserving the historic house. The Zoning board of Appeals had granted a front yard setback variance for the existing house as well as a variance to allow the continuance of the shed to the rear of the property (lot 3). The applicant is requesting two waivers of the subdivision regulations to permit the paved roadway serving lots two and three to be eighteen (18) feet in width, and a reduction in the size of the turnaround.

Mr. Abbazia and Ms. Fishman requested additional information regarding the accessory structure. Mr. Palkimas, the applicant, stated that it conformed to the zoning regulations and that it would be used as a caretaker's cottage as permitted in Section 7-L of the zoning regulations. Mr. D'Andrea added that the Zoning Enforcement Officer would enforce the regulations relating to the use of the accessory structure.

Mr. Garnjost expressed concern over the waivers requested with regard to the pavement width and the proposed street name. Mr. D'Andrea explained that they would only be serving two homes and in response to a question from Mr. Stein, Mr. D'Andrea stated that they would have no objection to limiting the vehicular access to lot one to Soundview Ave. Mr. D'Andrea also stated that his client had no objection to the conditions proposed by the Environmental Protection Board. Richard Cunningham, Esq., representing the applicant, stated that it was doubtful that the accessory structure would be used as a caretaker's cottage once the house on lot three was completed. He said a more likely use was that of a den or studio. In response to a question from Mr. Stein, Mr. Cunningham and Mr. Palkimas stated that they would not object to a condition limiting the use of the accessory structure. Mr. Cunningham also stated that the proposed street name was related to the history of the area.

Mr. Jim Devaney, 1440 High Ridge Rd., representing family members who lived at 343 Soundview Avenue asked about the applicant's intent with regards to the historic house which is in need of repair. Mr. Cunningham responded that the primary goal of the proposed subdivision was to preserve and restore the historic home on lot one. He said that they would also like to preserve the historic shed on lot one even though the Zoning Board of Appeals had denied the requested variance. He added that the reduction in pavement width proposed would be more in keeping with the neighborhood. Mr. Devaney said that, based on the manifestations of Mr. Cunningham, he would now support the proposed subdivision.

There being no other speakers, this portion of the public hearing was closed.

Subdivision #3775 Simon Vayneris et al for a three lot subdivision on the northwest corner of Weed Hill Avenue and Bouton Street West. Attorney Jonathan Rapoport presented the application. He stated that only one additional house would be added as the other two lots each had an existing dwelling. There being no other speakers, the hearing was closed.

The Chairman next opened the Regular meeting. The first item regarding a sales agreement with New Neighborhoods, Inc. was deferred at the request of the Law Department.

The Board then agree to suspend the rules and take up a **Supplemental Capital request for \$250,000 for the Main Street Bridge.** Assistant City Engineer, Lou Casolo, presented the request. He explained the history of the project including prior consultant proposals to repair and/or replace the bridge. He stated that the latest state inspection report showed that the bridge was in serious condition. The City had applied to the State for funding and, in response, the State will pay 28.6% of the construction costs. Estimated total cost is \$2.3 million. Based on preliminary review it appears that a complete replacement bridge will be required to handle vehicular traffic. Mr. Hill asked if consideration had been given to a pedestrian only bridge. Mr. Casolo responded that this was an option which might allow for the repair of the existing bridge but that the Board of Representatives Operations Committee had voiced opposition to a pedestrian only bridge. He said that at present, traffic usage is light. He added that we could request the consultant to look at several options. Ms. Laurie expressed concern about using consultants rather than hiring additional staff to design bridges given that there were additional bridges that needed work. Ms. Fishman asked if the ornamental features of the bridge could be saved and Mr. Casolo stated that they would try and do that. Mr. Hill suggested that if the safety concerns were critical, that perhaps consideration should be given to closing the bridge now. Mr. Garnjost asked Mr. Casolo to explore the historic preservation requirements relating to the Bridge which is on the National Register of Historic Places. Mr. Garnjost also raised questions about the total funds needed and the timing of the project. Mr. Abbazia opposed an additional appropriation at this time and said that the capital request should be placed in next year's budget. Mr. Casolo said that it is important to begin the design work in order to lock in the state funding commitment.

Mr. Garnjost moved to recommend approval of the funding request. Ms. Fishman seconded the motion and it passed by a vote of four to one with Mr. Abbazia in opposition.

The Board then discussed the Capital Budget. Mr. Garnjost asked that justification be provided for the capital close-outs and an explanation for those items with negative balances.

Mr. Hill reviewed a meeting he had attended with the Director of Administration and Director of OPM. Mr. Hill said that the Board's role was to plan for the City's infrastructure and capital needs and to set priorities. He said that OPM and Land use staff would hold initial meetings with departments. He urged Board members to attend these meetings. A schedule of Capital Budget hearings was discussed. It was agreed to change the meeting date of October 31st to Thursday, November 1st. It was agreed that Mr. Hill and Mr. Stein would meet with Dena Diorio to discuss the schedule.

There being no other business the meeting was adjourned at 9:50 P.M.

Respectfully submitted
Timothy Abbazia, Secretary

Note: These proceedings were recorded on tape and are available for review during regular business hours.