

*The Regular Meeting of the 25th Board of Representatives of the City of Stamford will be held Monday, December 7, 1998 at 8:00 p.m. in the Legislative Chambers of the Board of Representatives in the Government Center, 888 Washington Boulevard, Stamford, Connecticut.*

# Minutes

The meeting was called to order by President Domonkos at 8:00 p.m.

**INVOCATION:** Given by Rep. Loglisci:

“December 7, 1941 will always be the defining moment of the character of America and of the generation that fought World War II. These men and women, who not only saved world freedom, but also came home to build the greatest democratic society deserve our thanks and eternal gratitude. There is no better way to fulfill that goal than for this body, and all the elected and appointed boards, commissions and individuals, to work diligently and conscientiously on the critical issues that will define the future we choose for Stamford and its citizens. Let us emulate that collective “we” generation, not today’s singular “me” generation. Let us reflect that when America looked to God for guidance and blessings, she received both. So, tonight, December 7, 1998, let us ask our God for guidance to assist in our decisions giving us the courage what we know is in the best interest of our community. Amen.”

**PLEDGE OF ALLEGIANCE TO THE FLAG:** Led by President Carmen L. Domonkos.

**ROLL CALL:** Conducted by Clerk of the Board Annie M. Summerville. There were thirty-four (34) members present. Absent and excused were Reps. Curtis, DeLuca, O’Neill, Johnson, Coscarelli-Curtis, and Ventura.

**MACHINE TEST VOTE:** The machine was in good working order.

**PAGES:**

**ELECTION OF REPRESENTATIVES:**

President Domonkos read a letter from Rose Coscarelli-Curtis and Jeff Curtis, who recently resigned from the Board. Said letter is attached hereto and made a part hereof. The letter recommended the following two individuals to replace them as representatives: Ruby M. Blackwell and Richard Terenzio.

Rep. Boccuzzi thanked Rose and Jeff Curtis for their past service, and nominated Ruby M. Blackwell, a thirty-year resident of Stamford. Said motion was seconded and approved by unanimous voice vote, Rep. Skigen abstaining.

Rep. Boccuzzi nominated Richard Terenzio, a life-long resident of Stamford; said motion was seconded and approved by unanimous voice vote, Rep. Skigen abstaining.

President Domonkos administered the oath of office to Mr. Terenzio and Ms. Blackwell.

President Domonkos stated that Mr. Terenzio would be voting from Mr. Curtis' position and Ms. Blackwell would be voting from Ms. Coscarelli-Curtis' position.

**MOMENTS OF SILENCE:** For the late:

John S. Ferris, by the 25<sup>th</sup> Board of Representatives;  
Selma "Sally" Schrimp, by Rep. Giordano;  
James O. Winn, by the 25<sup>th</sup> Board of Representatives;  
Roy Bondo Jorgensen, by Rep. Giordano;  
Dominick M. Fabrizio, by Reps. Giordano and Zelinsky;  
Michael A. Tosches, by Reps. Giordano, Drucker, Loglisci and Zelinsky;  
Michael J. DeVito, by Reps. Giordano, Loglisci, Fedeli and Zelinsky;  
Anna F. Rinaldi, by Rep. Boccuzzi;  
Ethel Barax, by Reps. Drucker and Zelinsky;  
Howard E. Costello, by Reps. Giordano and Zelinsky;  
Steven O'Nell, by the 25<sup>th</sup> Board of Representatives;  
James S. Sabia, by Reps. Giordano and Loglisci;  
Martin Rosenfeld, by Rep. Drucker;  
Nellie Montagnese, by Reps. Giordano and Loglisci;  
Julia Darling, by Reps. Loglisci and Giordano;  
Virginia Romanella, by Reps. Corelli and Loglisci;  
James Caporizzo, by Rep. Loglisci;  
Daniel L. Galasso, by Reps. Loglisci, Fox and White;  
Salvatore Macari, by Rep. Loglisci;  
Rachael Pellegrino, by Rep. Loglisci;  
Rita Gelb Rosen, by Rep. Loglisci;  
Raymond F. Kulka, Sr., by Rep. Loglisci;

Albert Riss, by the Republican Caucus;  
M. M. Khar, by Rep. Zelinsky  
Warren M. Knapp, Jr., by Reps. Zelinsky and O'Neill;  
Mathew Kosbob, by the 25<sup>th</sup> Board of Representatives; and  
Alma James, by Rep. Summerville.

## STANDING COMMITTEES

**STEERING COMMITTEE:** Meeting: Wednesday, November 18, 1998  
7:00 p.m. - Democratic Caucus Room

Upon motion duly made and seconded and approved by unanimous voice vote, the Steering Committee Report was waived.

**APPOINTMENTS COMMITTEE** Paul A. Esposito, Chair  
([Report](#)) Annie M. Summerville, Vice Chair  
Meeting: Tuesday, December 1, 1998  
7:00 p.m. - Democratic Caucus Room

Rep. Esposito reported that the Appointments Committee met on Tuesday, December 1, 1998. Present were Committee Members Reps. Esposito, Summerville, Mobilio, Nanos, Corelli, Mellis and Fortunato. Also present was Rep. Owens. Rep. DePina was excused.

- |                            |   |   |
|----------------------------|---|---|
| 1. <a href="#">A25.041</a> | <u>Fire Commission</u><br>Richard Lyons (D)<br>Reappointment<br>1766 Shippan Avenue<br>Stamford, CT 06902<br>Term Expires 11/30/2001<br>11/13/98 - Submitted by Mayor Dannel P. Malloy<br>12/01/98 - Committee approved 7-0-0 | <b>APPROVED<br/>ON CONSENT<br/>AGENDA</b> |
| 2. <a href="#">A25.042</a> | <u>Fire Commission</u><br>Marilyn Dussault, Esq. (D)<br>Reappointment<br>2777 Summer Street<br>Stamford, CT 06905<br>Term Expires 11/30/2001<br>11/13/98 - Submitted by Mayor Dannel P. Malloy                                | <b>APPROVED<br/>ON CONSENT<br/>AGENDA</b> |

12/01/98 - Committee approved 7-0-0

3. [A25.043](#)      Fire Commission  
E. Gaynor Brenann (R)  
Reappointment  
241 Fairview Avenue  
Stamford, CT 06902  
Term Expires 11/30/2001  
11/13/98 - Submitted by Mayor Dannel P. Malloy  
12/01/98 - Committee approved 7-0-0

**APPROVED  
ON CONSENT  
AGENDA**
  
4. A25.044      Fire Commission  
Dr. Robert W. Perry (D)  
Reappointment  
2009 Long Ridge Road  
Stamford, CT 06903  
Term Expires 11/30/2001  
11/13/98 - Submitted by Mayor Dannel P. Malloy  
12/01/98 - Held in Committee

**HELD IN  
COMMITTEE**
  
5. [A25.045](#)      Police Commission  
Rev. Winton M. Hill (D)  
Reappointment  
82 Ralsey Road  
Stamford, CT 06902  
Term Expires 11/30/2001  
11/13/98 - Submitted by Mayor Dannel P. Malloy  
12/01/98 - Committee approved 7-0-0

**APPROVED  
ON CONSENT  
AGENDA**
  
6. [A25.046](#)      Police Commission  
Michael Berkoff (D)  
Reappointment  
123 Jeanne Court  
Stamford, CT 06903  
Term Expires 11/30/2001  
11/13/98 - Submitted by Mayor Dannel P. Malloy  
12/01/98 - Committee approved 7-0-0

**APPROVED  
ON CONSENT  
AGENDA**



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|-----------------------------|---|------------|---|
| 11. <a href="#">A25.051</a> | <u>Commission on Aging</u><br>Michael C. Jachimczyk (R)<br>706 Bedford Street<br>Stamford, CT 06905<br>Term Expires 12/01/00<br>11/17/98 - Submitted by Mayor Dannel P. Malloy<br>12/01/98 - Committee approved 7-0-0 | Repl. Kyle | <b>APPROVED<br/>ON CONSENT<br/>AGENDA</b> |
| 12. <a href="#">A25.052</a> | <u>Board of Ethics</u><br>Lois B. Anderson (R)<br>Pasquino<br>39 Big Oak Lane<br>Stamford, CT 06903<br>Term Expires 06/30/00<br>11/17/98 - Submitted by Mayor Dannel P. Malloy<br>12/01/98 - Committee approved 7-0-0 | Rep.       | <b>APPROVED<br/>ON CONSENT<br/>AGENDA</b> |

Upon motion duly made and seconded, the Consent Agenda, consisting of Item Nos. 1, 2, 3, 5, 6 through 9, 11 and 12, was approved by unanimous voice vote.

**FISCAL COMMITTEE**      David Martin, Chair  
([Report](#))                      Bobby E. Owens, Vice Chair  
Meeting: Monday, November 23, 1998  
7:00 p.m. - Democratic Caucus Room

Rep. Martin reported that the Fiscal Committee met on Monday, November 23, 1998. Present were Committee Members Reps. Martin, Sherer, Shapiro, Giordano, Nanos, DeLuca, Fox, Mellis and Owens.

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|--|--|--------------------------------------|
| 1. <a href="#">F25.095</a><br>\$36,632.00<br>\$30,000.00 | ADDITIONAL APPROPRIATION (Operating Budget); Labor Settlement; to fund the Personnel Commission's 7/1/98 approved merit increases for non-union, appointed and elected officials.<br>09/29/98 - Submitted by Mayor Dannel P. Malloy<br>11/04/98 - Held in Committee<br>11/12/98 - Approved by Board of Finance<br>11/23/98 - Committee approved 10-0-0 | <b>RETURNED<br/>TO<br/>COMMITTEE</b> |
|--|--|--------------------------------------|

*Secondary Committee: Personnel*

*Held*

Rep. Martin stated that Item No. 1 was approved for \$30,000 by the Committee 10-0-0, after an earlier motion to approve the entire amount was defeated. Rep. Martin moved the item. Said motion was seconded.

Rep. Skigen reported that the Personnel Committee held the matter.

Rep. Martin stated that new information had been received since this approval, and he believes the numbers will be different. Therefore, Rep. Martin moved to return this item to Committee; said motion was seconded and approved by unanimous voice vote.

2. <a href="#">F25.097</a> \$115,535.00	ADDITIONAL APPROPRIATION (Operating Budget); Community Employment Incentive Program; Contracted Services; to support case management, education, training, job readiness, job search skill training, job development and placement for general assistance clients; funds to be subcontracted to CTE; source of funds: grant. 10/22/98 - Submitted by Mayor Dannel P. Malloy 11/12/98 - Approved by Board of Finance 11/23/98 - Committee voted 10-0-0	<b>APPROVED ON CONSENT AGENDA</b>
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*Secondary Committee: Housing/Community Development;  
Social Services*

*Concur*

3. <a href="#">F25.098</a> \$4,800.00	ADDITIONAL APPROPRIATION (Operating Budget); Alternative Fuels Grant; Equipment; for the installation of new engines in six Dial-A-Ride vehicles to convert them to natural gas; source of funds: grant. 10/22/98 - Submitted by Mayor Dannel P. Malloy 11/12/98 - Approved by Board of Finance 11/23/98 - Committee voted 10-0-0	<b>APPROVED ON CONSENT AGENDA</b>
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4. <a href="#">F25.099</a> \$11,390.00	ADDITIONAL APPROPRIATION (Operating Budget); SAGA Program; Contracted Services; to fund support services including case assessment, counseling, planning and management, referrals for emergency food and shelter and housing assistance; funds to be contracted to CTE; source of funds: grant. 10/22/98 - Submitted by Mayor Dannel P. Malloy 11/12/98 - Approved by Board of Finance 11/23/98 - Committee approved 10-0-0	<b>APPROVED ON CONSENT AGENDA</b>
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*Secondary Committee: Housing/Community Development/  
Social Services*

*Concur*

5. [F25.100](#) ADDITIONAL APPROPRIATION (Capital Budget); **APPROVED**  
\$232,000.00 Stamford Museum & Nature Center; to fund the **ON CONSENT**  
relocation of farm walkways incorporating **AGENDA**  
compliance with the Environmental Protection  
Board's requirements; source of funds: bonding.  
10/28/98 - Submitted by Mayor Dannel P. Malloy  
11/12/98 - Approved by Board of Finance  
11/10/98 - Approved by Planning Board  
11/23/98 - Committee approved 10-0-0

*Secondary Committee: Land Use*

*Concur*

6. [F25.101](#) ADDITIONAL APPROPRIATION (Operating **APPROVED**  
\$60,786.00 Budget); Assessment & Taxation; Tax Collection; to **ON CONSENT**  
fund miscellaneous expenses associated with the **AGENDA**  
revaluation project including \$20,000 in personnel  
costs, \$15,346 in printing, \$23,840 in postage, \$800 in  
software and \$800 in telecommunications.  
10/30/98 - Submitted by Mayor Dannel P. Malloy  
11/12/98 - Approved by Board of Finance  
11/23/98 - Committee approved 10-0-0

*Secondary Committee: Special Committee on Revaluation*

*Waived*

Upon motion duly made and seconded, the secondary committee report was waived by unanimous voice vote.

7. [F25.102](#) ADDITIONAL APPROPRIATION (Operating **APPROVED**  
\$47,112.00 Budget); Police Department; COPS More '96 Project **BY VOICE**  
No. F58250; to fund two civilian positions that are **VOTE (Reps.**  
replacing two police positions: 1) computer **DeLuca, Drucker**  
technician and 2) office support specialist; source of **opposed)**  
funds: \$28,500 grant revenues/\$18,612 city funds.  
11/03/98 - Submitted by Mayor Dannel P. Malloy  
11/12/98 - Approved by Board of Finance  
11/23/98 - Committee approved 7-3-0

*Secondary Committee: Public Safety & Health Committee*

*Approved 5-1-1*



Rep. Martin reported that this is to fund two civilian positions that are currently occupied by police officers. This will allow the officers to return to police work. This is partly funded \$25,800 by grant revenue and the remaining funds are city funds. Rep. Martin moved this item. Said motion was seconded and approved by voice vote, Reps. Drucker and DeLuca opposed.

8. [F25.103](#) RESOLUTION; authorizing an agreement with the State of Connecticut for funding assistance for the Stamford Day Care Program; amount of grant: \$1,355,899.00.  
11/05/98 - Submitted by Mayor Dannel P. Malloy  
11/23/98 - Committee approved 9-0-0 **APPROVED  
ON CONSENT  
AGENDA**
9. [F25.104](#) RESOLUTION; authorizing an agreement with the State Health Department regarding a Childhood Immunization Program; amount of grant: \$35,000.00.  
11/05/98 - Submitted by Mayor Dannel P. Malloy  
11/23/98 - Committee approved 9-0-0 **APPROVED  
ON CONSENT  
AGENDA**
10. [F25.105](#) \$24,500.00 ADDITIONAL APPROPRIATION (Operating Budget); Capital Outlay - Equipment; Project No. S39314; to procure a thermal imaging camera for fire fighting and rescue that will allow firefighters to peer through smoke and darkness to pinpoint victims and identify hot spots; source of funds: state grant.  
11/04/98 - Submitted by Mayor Dannel P. Malloy  
11/12/98 - Approved by Board of Finance  
11/23/98 - Committee approved 9-0-0 **APPROVED  
ON CONSENT  
AGENDA**

*Secondary Committee: Public Safety & Health Committee*

*Concur*

11. [F25.106](#) \$2,000,000.00 ADDITIONAL APPROPRIATION (Capital Budget); Board of Education; Secondary School **APPROVED  
BY VOICE**

Expansion; to acquire the North Stamford UCONN site from the State of Connecticut.  
11/09/98 - Submitted by Mayor Dannel P. Malloy  
11/10/98 - Approved by Planning Board  
11/12/98 - Approved by Board of Finance  
11/23/98 - Committee approved 10-0-0

**VOTE (as amended) \* (Rep. Drucker opposed)**

*Secondary Committee: Education*

12. [F25.107](#) RESOLUTION; approving the purchase of the North Stamford UCONN site from the State of Connecticut.  
11/09/98 - Submitted by Mayor Dannel P. Malloy  
11/23/98 - Committee voted 10-0-0

**APPROVED BY VOICE VOTE (as amended) \*\***

Rep. Martin stated that Item Nos. 11 and 12 are related. He reported that Item No. 11 is the additional appropriation to acquire the UCONN property, and Item No. 12 is the corresponding resolution. He said that the resolution is not approving the purchase but in fact is approving the use of the capital, non-recurring fund to fund the \$2 million. The Committee voted 10-0-0 for Item No. 11, which would otherwise be on consent, except that on Item No. 12, the resolution was modified, deleting the third paragraph of the resolution and the attachment. The third paragraph related to a specific secondary school expansion project, and since there is some concern that this might set a precedent that is not intended, and since there was no objection from the administration, the paragraph was deleted.

Rep. Martin moved Item No. 11. Said motion was seconded. Rep. Owens asked if the reference to Secondary School Expansion should be removed from Item No. 11. Rep. Martin stated he had no objection to its removal. Rep. Owens moved the amendment; said motion was seconded and approved by voice vote. The main motion was approved by voice vote, Rep. Drucker opposed.

Rep. Martin moved Item No. 12, as amended; said motion was seconded and approved by voice vote.

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\*The item was amended as follows: the reference to "Secondary School Expansion is deleted on the page entitled, "Capital Project Request", under Item No. 5, "Type of Project." The amendment was approved by voice vote, with Rep. Nakian abstaining.

\*\* The Committee approved this item with the following amendment: delete the third WHEREAS paragraph and the attachment.

Upon motion duly made and seconded, the Consent Agenda, consisting of Item Nos. 2, 3, 4, 5, 6, 8, 9 and 10, was approved by unanimous voice vote.

**LEGISLATIVE & RULES COMMITTEE** Maria Nakian, Chair  
*(Report)* William MacInnis, Vice Chair  
Meeting: Monday, November 30, 1998  
7:15 P.M. - Democratic Caucus Room

Rep. Nakian reported that the Legislative & Rules Committee met on Monday, November 30, 1998. Present were Committee Members Reps. Nakian, MacInnis, Gasparrini, Lasko, Mitchell, Skigen, Drucker, Fedeli and Sherer. Also present was Rep. Giordano; on Item No. 5: Robert Ruzzkowski, Thomas Cassone, Patricia Broom, Ellem Bromley, Ruth Powers, Mike Zarba and Gerry Lukowski of the Purchasing Ordinance Review Committee.

1. [LR25.006](#) REVIEW; City of Stamford's existing Code of Ordinances to determine if any additions, deletions or changes are necessary. **HELD IN COMMITTEE**  
01/20/98 - Submitted by Rep. Domonkos (D-18)
  
2. LR25.018 PROPOSED ORDINANCE; for final adoption; to update certain sections by amending Chapter 23 of the Code of Ordinances, entitled "Finances." **APPROVED ON CONSENT AGENDA**  
05/07/98 - Submitted by Rep. Nakian (D-20)  
11/04/98 - Approved for Publication  
11/30/98 - Committee approved 6-0-0
  
3. LR25.031 PROPOSED ORDINANCE, for publication; amending Chapter 88 regarding Demolition of Buildings by Repealing Section 88-4. **APPROVED ON CONSENT AGENDA**  
10/28/98 - Submitted by Rep. Nakian (D-20)  
11/30/98 - Committee approved 6-0-0
  
4. LR25.032 PROPOSED ORDINANCE; for publication; amending Section 103-7 of the Code of Ordinances regarding Contractors to provide for a new fine for violation of this section. **APPROVED ON CONSENT AGENDA**  
10/28/98 - Submitted by Rep. Nakian (D-20)  
11/30/98 - Committee approved 6-0-0

5. LR25.033      PROPOSED ORDINANCE; for publication;      **HELD IN**  
amending Chapter 23, Article III, Purchasing, as      **COMMITTEE**  
recommended by the Purchasing Ordinance Review  
Committee.  
11/02/98 - Submitted by Purchasing Ord. Rev. Com.  
11/30/98 - Held in Committee

Rep. Nakian reported that Item No. 5 was held because the Committee wanted more time to more thoroughly understand all provisions in the ordinance. She stated it is an extremely complex ordinance, with many new provisions, particularly dealing with construction. The existing Purchasing Ordinance does not deal with construction situations, and it was causing time delays and extra cost.

Rep. Nakian prepared a memorandum dealing all the changes in the ordinance and has provided a committee report. Included in the report is a breakdown of twenty-three contracts given to the Boards of Finance and Representatives over the past three years. The Committee proposed that the limit for contract approval be changed from the present \$100,000 to \$500,000. Rep. Nakian asked all representatives to look at the list with an eye toward determining where a line should be drawn. Rep. Nakian asked for input from representatives during the next month.

Upon motion duly made and seconded, the Consent Agenda, consisting of Item Nos. 2, 3, and 4, was approved by unanimous voice vote.

**PERSONNEL COMMITTEE**      Randall Skigen, Chair  
Ralph Loglisci, Vice Chair  
([Report](#))      Thursday, December 3, 1998  
7:00 p.m. - Democratic Caucus Room

Rep. Skigen reported that the Personnel Committee met on Thursday, December 3, 1998 at 7:05 p.m. Present were Committee Members Reps. Skigen, Fortunato, Loglisci, MacInnis, Owens and Skigen. Reps. Fedeli, Gasparrini, Lasko and Spandow were excused. Also in attendance was James Haselkamp, Director of Human Resources; Tom Hamilton, Director of Administration; John Lindquist, Director of Information Services; and Rep. Giordano.

1. [P25.038](#)      APPROVAL; of contract between City of Stamford      **APPROVED**

and Kronos Inc. for a citywide time and attendance system and implementation thereof. Amount of contract: \$216,014.

11/06/98 - Submitted by Mayor Dannel P. Malloy

12/03/98 - Approved by Board of Finance

12/03/98 - Committee approved 5-0-0

**BY VOICE  
VOTE \*\*\* (as  
amended)**

Rep. Skigen moved approval of Item No. 1. Said motion was seconded. Rep. Skigen moved an amendment to the contract, as indicated in the footnote. Said motion was seconded and approved by unanimous voice vote.

Rep. Zelinsky asked if this contract covers management and part-time employees. Rep. Skigen explained that this is a contract for the software, and it does not deal with how the implementation or the time capture will occur. Rep. Skigen added that the Committee and the Board felt that whatever time capture system is used should be used across the Board. He added that certain departments will have different methods of time capture. For example, the police use roll calls. The administration will have a uniform system in each discrete group. In most cases, the system will be a computer log-in system.

The main motion was approved by unanimous voice vote, as amended.

2. [P25.032](#) RESOLUTION; concerning Ordinance No. 827 and the accrued sick leave rights of Harriet Roth.  
10/07/98 - Submitted by Mayor Dannel P. Malloy  
10/27/98 - Held in Committee  
12/03/98 - Held in Committee

**HELD IN  
COMMITTEE**

Rep. Skigen reported that an agreement has been arrived at by the Office of Legal Affairs, and the item will be held until next month. Rep. Skigen stated he would provide the Board with information as to the nature of the resolution.

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\*\*\* Upon motion duly made and seconded, the following amendment was made: change the start date from December 1, 1998 to December 8, 1998 in paragraph 3. Said motion was approved by unanimous voice vote.

**LAND USE COMMITTEE** Gerald M. Fox III, Co-Chair  
Donald B. Sherer, Co-Chair  
([Report](#)) Meeting: Wednesday, December 2, 1998  
7:00 p.m. - Democratic Caucus Room

Rep. Fox reported that the Land Use Committee met on December 2, 1998. Present were Committee Members Reps. Boccuzzi, Drucker, Fox, Loglisci, Nakian, Shapiro, Sherer, Spandow and White. Also present were Reps. Owens and Mitchell; Ellen Bromley and Dr. Guidon.

1. [LU25.012](#) PROPOSED ORDINANCE; **for final adoption**; **APPROVED FOR RE-PUBLICATION BY VOICE VOTE**  
designating a portion of the City as an Entertainment District. **\*\*\*\* (Rep. White opposed)**  
09/15/98 - Submitted by Mayor Dannel P. Malloy  
11/04/98 - Approved for Publication  
12/02/98 - Committee approved 9-0-0 to **republish**

Rep. Fox reported that the Committee voted 9-0-0 to republish this ordinance with the new boundaries that were submitted by the Office of Economic Development, with the help of the Stamford Partnership. Rep. Fox moved the item; said motion was seconded and approved by voice vote, Rep. White opposed.

2. [LU25.013](#) PROPOSED ORDINANCE; **for publication**; **APPROVED ON CONSENT AGENDA**  
concerning withholding the approval of building permits when sewer use fees are delinquent.  
10/05/98 - Submitted by Mayor Dannel P. Malloy  
11/04/98 - Held in Committee  
12/02/98 - Committee approved 9-0-0

3. [LU25.015](#) REVIEW; of South End Neighborhood Revitalization Zone Plan. **REPORT MADE**  
11/10/98 - Submitted by Rep. Fox (D-1)

Rep. Fox reported that Rep. Owens submitted a report of the Neighborhood Revitalization Zone Plan. The Committee is working with Sasaki Associates and the South End Neighborhood Revitalization Zone Group. There seems to be three different plans going on, and the Committee wants them to work together toward the same goals.

4. [LU25.016](#) RESOLUTION; for the naming of the William Pitt **HELD IN**

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\*\*\*\* The Committee approved the following changes to the boundaries: "East to the East Branch of Stamford Harbor, west to the West Branch of Stamford Harbor; south to Long Island Sound and north to the Connecticut Turnpike."

Child Development Center and other Portions of said Premises by the City of Stamford. **COMMITTEE**  
11/13/98 - Submitted by Mayor Dannel P. Malloy  
12/02/98 - Committee voted 5-2-0 to hold

5. LU25.017 RESOLUTION; discontinuing Southfield Village Court and a portion of Pressprich Street as part of the revitalization of Southfield Village. **APPROVED ON CONSENT AGENDA**  
11/16/98 - Submitted by Mayor Dannel P. Malloy  
12/02/98 - Committee approved 5-0-1
6. [LU25.007](#) REVIEW; Definition of "Family" in Land Use codes. **REPORT MADE**  
05/20/98 - Submitted by Rep. Corelli (R-16)  
09/16/98 - Placed on Pending Agenda

Rep. Fox reported the Committee has been working with the Zoning Board to try to narrow the definition to make a single family residence as tight as possible when it comes to unrelated individuals living in a single family residence. Where the ordinance now allows for four unrelated individuals to live together, with two boarders, which in essence means six unrelated people living in a single family house together, the Committee is going to try to narrow this to four unrelated people. This is an ongoing matter.

Rep. Zelinsky asked whether this would allow four unrelated people to reside in any one family residence in the City of Stamford. Rep. Fox confirmed this and stated that the Board Office provided research from a dozen surrounding municipalities, and they typically use the four unrelated individuals language.

Rep. Zelinsky stated that there are pros and cons in that it can help some to live in Stamford who would otherwise not be able to afford to do so; on the con side is that it allows a lot of people to live in a single family residence, can create street problems and traffic problems. Rep. Zelinsky stated that surrounding municipalities are smaller, and he does not know if the Committee should look at the possibility of going more in depth and see if there is something more to do. He believes that four unrelated people in a single family residence is a lot of people, and if this starts cropping up all over the City, it could create a significant problem.

Rep. Fox stated that this does not allow for four unrelated people and an existing family. This allow a four unrelated people to live in a single family residence. At the moment, the ordinance allows for six, and the Committee is working to cut it down to four. Rep. Fox stated this has been discussed in committee many times. The Committee has spoken to Jim Minor and Robin Stein, and the best legal step they can take now is to reduce the number to four unrelated people.

Rep. Zelinsky asked to have the matter clarified again. He asked if the four unrelated people would include a husband and a wife, the owners of the residence, and four unrelated people. Rep. Fox stated he would start again and explain: there are two definitions of “family” in our ordinance. One is the family that consists of a husband, wife, children, grandparents and others related by blood and adoption. The second definition is for four unrelated individuals who can live in a single family residence. The ordinance now allows for two boarders in addition to the definition of “family.” So, there can be two boarders with a family of husband and wife. The Committee is now trying to cut out the extra two people that applies to the definition of “family” being four unrelated individuals, which allows for six persons.

Rep. Zelinsky thanked Rep. Fox for the clarification.

Upon motion duly made and seconded, the Consent Agenda, consisting of Item Nos. 2 and 5, was approved by unanimous voice vote.

**OPERATIONS COMMITTEE** Bobby E. Owens, Chair  
Patrick J. White, Vice Chair  
No meeting.

**PUBLIC SAFETY & HEALTH COMMITTEE** Alice Fortunato, Chair  
Lucy F. Corelli, Vice Chair  
*(Report)* Meeting: Wednesday, December 2, 1998  
7:00 p.m. - Republican Caucus Room

Rep. Fortunato reported that the Public Safety & Health Committee met on Wednesday, December 2, 1998 at 7:00 p.m. Present were Committee Members Reps. Corelli, DeLuca, Green-Carter, MacInnis, Mobilio, O’Neill, Fortunato and Giordano. Excused were Reps. Curtis, DePina and Poltrack.

1. PS25.011 REVIEW; of pedestrian crosswalk safety, especially those crosswalks where incidents have occurred and of the existing jaywalking ordinance. **REPORT MADE**  
10/13/98 - Submitted by Reps. Fortunato (D-17) and DeLuca (R-14)  
11/04/98 - Held in Committee
  
2. PS25.012 REVIEW; of matter of Cove Island gate closings. **HELD IN COMMITTEE**  
11/16/98 - Submitted by Reps. Nanos and Poltrack



3. [PS25.013](#) (legal opinion) REVIEW; matter of amending the existing noise ordinance to prohibit deliveries to and/or removal of items from commercial properties which are contiguous to residential properties between the hours of 11:00 p.m. and 6:00 a.m.  
11/16/98 - Submitted by Rep. Domonkos **REPORT MADE**
4. PS25.014 REVIEW; matter of Turn of River Fire Department and adequacy of fire protection.  
11/18/98 - Submitted by Steering Committee **HELD IN COMMITTEE**

Rep. Fortunato stated that a detailed report has been provided on Item Nos. 1 and 3; Item Nos. 2 and 4 were held.

**PARKS & RECREATION COMMITTEE** Herman P. Alswanger, Co-Chair  
Mary L. Fedeli, Co-Chair  
No meeting.

**EDUCATION COMMITTEE** Ellen Mellis, Chair  
Philip Giordano, Vice Chair  
Meeting: Thursday, December 3, 1998  
6:30 p.m. - Republican Caucus Room

Rep. Mellis reported that the Education Committee did not meet because the representatives of the Board of Education could not attend. Therefore, the item is held.

1. E25.015 REVIEW; of Fuller & D'Angelo and Turner Construction contracts regarding scope of alterations and work to be performed at Rippowam and Scofieldtown Schools.  
11/4/98 - Submitted by Rep. Martin (D-19) **HELD IN COMMITTEE**

**URBAN REDEVELOPMENT COMMITTEE** (Report) Jim Shapiro, Chair  
Joseph Gasparrini, Vice Chair  
Meeting: Wednesday, December 2, 1998  
7:00 p.m. - Conference Room #1

Rep. Shapiro reported that the Urban Redevelopment Committee met on December 2, 1998. Present were Committee Member Reps. Fox, Gasparini, Nakian, Martin, Corelli, Loglisci, MacInnis, Mobilio, Green-Carter and Shapiro.

President Domonkos stated that she had asked Mr. Shapiro to start reporting to the Board on the status of the Urban Redevelopment Commission's Mill River Corridor Project. She did this because all representatives cannot attend committee meetings, and it is important that the full board be kept up to date on this project and that feedback be provided to the URC as it is developing the plan.

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| 1. <a href="#">UR25.004</a> | REVIEW; of the Urban Redevelopment Commission's actions regarding the Mill River Corridor Project, including its Statement of Policy and the Delineation & Eligibility Report.<br>09/11/98 - Submitted by E. Steinberg, Executive Director, URC<br>11/04/98 - Report Made | <b>REPORT<br/>MADE</b> |
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***Secondary Committee: Land Use***

Rep. Shapiro reported that the mission of this project is threefold: 1) to create a central park for Stamford; 2) to provide a Greenbelt for recreation; and 3) to revitalize some of the struggling areas in the City. It is a 15-20 year vision, and will proceed in roughly three stages, depending on economic cycles. There are some big landholders that want to build, and the URC is being used to allow these landholders and the City to leverage their dollars to do positive things for our community without increasing taxes. Rep. Shapiro stated that some landholders will do well under this plan, but he feels it is the Board's job to see that the little guy does just as well. On balance, Rep. Shapiro thinks it is a well thought out and balanced plan, and he is about seventy percent on board, and again, believes it is the Board's job to fix the remaining thirty percent.

Rep. Shapiro reported that essentially, the URC rezones the entire zone, and the zoning process as we know it ceases to exist in that boundary. Each parcel will have specific and particular zoning set forth in the plan that the Board will approve. The URC will take over and manage the construction project. Zoning, Planning and Board of Representatives' approval will no longer be needed after the plan is passed.

The approval process is staged. First, the boundary will be approved, and it can be approved, approved with modification or rejected. Second, there will be an acquisition check-list of properties that the City wants to acquire, and the Board of Representatives will have approval over it. If at a later date the City wants to acquire additional property, they will have to come back to the Board of Representatives for approval. Lastly, the Board of Representatives will have approval rights over the entire plan. The Board can accept it or reject it with its comments.

The Planning Board will have to make amendments to the Master Plan, as this entire zone is not in the Master Plan right now. The Planning Board will issue an opinion to the Board of Representatives that the final boundary and URC plan is in compliance with the modified Master Plan. The Board of Finance will also approve certain aspects, public hearings will be held and the Housing Authority will be involved.

Rep. Shapiro showed a map with the current boundaries.

Rep. Summerville stated that Rep. Shapiro did a wonderful job of explaining the current plan, but added that every time she hears about this plan, it changes. Rep. Summerville asked if the Committee agreed with the URC of the concept of eliminating and replacing existing housing, specifically 26 Main Street. Rep. Shapiro stated that the Committee agreed, provided that the people in the community are satisfied with the representations that have been made to them.

Rep. Summerville said she was restricting her comments to the 26 Main Street portion. She stated the Mayor has met with the residents there, and there is a lot of dissatisfaction among the residents regarding replacement housing. The residents do not want to be displaced. The residents have also been told that they may go to where the Advocate's parking lot is and where Midas Muffler is. The residents do not want to go there for many reasons. Rep. Summerville asked that the Committee meet with those residents before it comes to an opinion. In addition, the management of those buildings is opposed to that location.

Rep. Summerville also stated that the tenants are concerned about the timing of their displacement. Rep. Shapiro stated that he believes it is the first phase of the plan. Rep. Shapiro also stated that the residents were assured by the Mayor that no housing would come down until adequate replacement housing was provided.

Rep. Summerville asked when the boundaries would be voted on. President Domonkos stated that the URC asked for a vote on the boundaries first. The Board stated it wanted to vote on an entire plan, so the entire plan will be voted on at once. Rep. Summerville thanked Rep. Shapiro for the opportunity to speak.

Rep. DePina asked why the West Side was not connected to the plan. She feels that the West Side should be connected to this zone. Rep. Shapiro stated he would look at the West Main Street area that has been excluded and ascertain the reason for leaving it out.

Rep. DePina asked what the definition of "affordable housing" is – whether it is the market rate or if it is reduced. Rep. Shapiro stated that he is currently researching the answer to this question and has learned that there are various degrees of affordability. He will find out the definition as well as the percentage of units that will be affordable.

Rep. Lasko arrived at this time (9:30 p.m.).

President Domonkos stated that she spoke with Robin Stein, who stated that what is considered affordable is determined by the Zoning Board, who can change the income amounts of unit residents. President Domonkos stated she has spoken to Mr. Stein in depth, and Mr. Stein has been meeting with Mr. Steinberg, and a key point of the consideration is that the people who are living there now will continue to be able to afford to live there. President Domonkos added that the URC is going out to contract right now to have a survey done, where the residents are surveyed as to the amount of rents they are currently paying.

Rep. Summerville stated that regarding senior housing, the law provides that whatever senior housing is displaced has to be replaced with the same housing at the same rent.

Rep. Mitchell stated she did not want to a similar situation as occurred at Southfield, i.e., if 300 units are torn down, then 300 units of similar housing should be replaced. President Domonkos stated that this will be part of the plan that the Board will have to approve.

Rep. DeLuca stated that a time span or commitment should be included in the plan. He stated that housing should not be demolished until new housing, at the same rent, is put up. Rep. DeLuca also asked if the housing would be located within the zone. Rep. Shapiro responded that the URC has not confirmed that the housing would be in the same area, and that the URC wants to ascertain what neighborhood the existing tenants want to live in. Rep. Shapiro personally feels that if the existing residents want to remain in the zone, they should be provided that opportunity.

Rep. DeLuca stated that he had heard rumors that the driving force behind this plan is that the Louis Dreyfus Corporation is going to erect a large office building under the condition that the Mill River Corridor be developed. Rep. DeLuca asked if this was in fact true. He added that the City will be demolishing the Norelco business along with a number of smaller businesses in order to accommodate a large corporation. He is also concerned about uprooting and disrupting the senior population. Rep. Shapiro stated that Dreyfus is partly the driving force, however, Dreyfus is not coming here because the City is going to build the park but in fact the City is building the park because Dreyfus is coming here. Dreyfus will give the City properties on both sides of Clinton Avenue that the City may never be able to get or that the City will have to pay a significant sum of money for.

Rep. DeLuca asked what the total dollar projections for acquiring and developing the land and operation expenses of the zone will be, adding that right now the City has difficulties in maintaining its existing parks. Rep. Shapiro stated he has not seen a list of properties to acquire, and he will have a better idea once he sees the list.

Rep. Boccuzzi asked about the status of the professional buildings on Mill River Street and where these offices would be relocated to. President Domonkos stated that these buildings would be replaced by residential housing. Rep. Shapiro stated that this could be an area that the Board could look at when the boundaries are set.

Rep. Owens stated that this was supposed to be a committee report, not an open dialogue, and if this format is preferred, he recommended a special meeting be held. President Domonkos asked Mr. Shapiro to give a report and to get feedback from Board members that he can bring back to the URC. President Domonkos asked representatives not to get repetitive and to only give their comments if they are new comments.

Rep. Green-Carter asked whether the URC would negotiate with homeowners or would they immediately resort to eminent domain; also would the homeowners receive market value under eminent domain. Rep. Shapiro stated that he does not know what the URC will do. Rep. Shapiro reported that the law of eminent domain states that they have to pay a fair price, which probably is not the market price, but it has to be fair and reasonable.

President Domonkos noted that Rep. Alswanger arrived at 9:45 p.m.

Rep. Corelli commended Jim Shapiro for his hard work as chair of the Urban Redevelopment Committee.

President Domonkos stated that if any representative has additional comments, they should contact Rep. Shapiro. Rep. Shapiro stated that Sasaki Associates will be coming to Stamford to talk to the public at 7:00 p.m. on Wednesday night.

**HOUSING/COMMUNITY DEVELOPMENT/  
SOCIAL SERVICES COMMITTEE**

Elaine Mitchell, Chair  
Rachel Drucker, Vice Chair  
Meeting: Monday, November 23, 1998  
6:30 p.m. - Republican Caucus Room

Rep. Mitchell reported that the Housing/Community Development/Social Services Committee met on November 23, 1998. Present were Committee Members Reps. Drucker, Gaztambide, Green-Carter, Johnson, Mellis, Mitchell and Mobilio. Reps. Giordano and Nanos were also present.

1. [HCD25.015](#) APPROVAL; of agreement with Barun Basu Associates for architectural and engineering services related to the Yerwood Center Rehabilitation Project.  
10/30/98 - Submitted by Mayor Dannel P. Malloy  
11/12/98 - Approved by Board of Finance **HELD IN COMMITTEE**
2. HCD25.017 REVIEW; of Liberation-Meridian Programs operations and presentation by Bob Rimmer, President.  
11/09/98 - Submitted by Rep. Shapiro (D-11) **HELD IN COMMITTEE**



05/07/98 - Submitted by Carmen L. Domonkos,  
President, 25<sup>th</sup> Board of Reps.

**SPECIAL REVALUATION COMMITTEE:** Maria Nakian, Chair  
Meeting: Monday, November 30, 1998  
6:45 p.m. - Democratic Caucus Room

Rep. Nakian reported that the Special Revaluation Committee met on November 30, 1998. Present were Committee Members Reps. Nakian and Fedeli. Also present were Thomas Cassone; Thomas Hamilton; William Forker; and James Moran and Gerald Rasmussen, co-presidents, of Moran & Associates.

Rep. Nakian stated that the Committee did not have a quorum. Rep. Nakian moved to take Item No. 1, RC25.003 out of committee. Said motion was seconded and approved by unanimous voice vote.

1. RC25.003      APPROVAL; of amendment and clarification to      **APPROVED BY**  
agreement between the City of Stamford and Moran      **VOICE VOTE**  
& Associates, Inc.  
10/15/98 - Submitted by Mayor Dannel P. Malloy  
11/12/98 - Approved by Board of Finance

Rep. Nakian stated that there were three ambiguous items in the contract, and Mr. Cassone felt that these items should be clarified by agreement at this time. The first is that court appearances and preparation means relating to the original technique of performing the appraisal, not going into court as expert witnesses if there is a tax appeal case. This was understood in the contract, but at the time of approval, no one thought they would be going into court on any tax appeal. The second is that the City will attempt to schedule all Board of Tax Review appeals at roughly contiguous times and dates. The third is that at the time the contract was signed, there were a certain number of parcels included in the contract. If any new additional parcels come about, as a result of subdivisions or commercialization of areas, this would be considered extra work and an additional price will be negotiated by the Board of Finance, but it will not exceed \$447.80 per parcel. These three changes comprise the agreement presented for approval. Rep. Nakian reported that the two committee members present were in favor of the agreement, and she moved the item. Said motion was seconded and approved by unanimous voice vote.

Rep. Nakian also reported that the Committee received an updated schedule of the revaluation, and everything appears to be on schedule, with 5 percent having been completed in the first month.

## RESOLUTIONS

## MINUTES

1. [November 4, 1998 Regular Meeting](#)

**APPROVED BY  
VOICE VOTE**

## COMMUNICATIONS

1. President Domonkos thanked Jeff and Rose Curtis for their service on the Board.
2. President Domonkos thanked Rep. Corelli for providing pastries tonight.
3. President Domonkos announced that board, authority and commission information, including agendas and minutes, are now located in the “food room.”
4. President Domonkos announced that Reps. Skigen and Mobilio will represent the Board on the committee that is putting the emergency services contract out to bid.
5. President Domonkos noted that a letter has been received from the Mayor wherein he advises he will be putting together a committee to look at school expansion issues after the new Board of Education is seated in January.
6. President Domonkos advised that the Code of Ordinances will be available on the Internet in January
7. Clerk of the Board Summerville reminded all representatives to mark March 13, 1998 on their calendars for the 50<sup>th</sup> anniversary celebration.
8. Clerk Summerville advised that the Minority Ministers’ Housing Alliance will be meeting on Thursday, December 10, 1998 at Faith Tabernacle and encouraged all representatives to attend.
9. President Domonkos read a letter from the Law Department staff commending Tom Cassone.

## OLD BUSINESS

## NEW BUSINESS

## ADJOURNMENT

Upon motion duly made and seconded and approved by unanimous voice vote, the meeting was adjourned at 10:07 p.m.

*The proceedings are available on audio tape at the  
Offices of the Board of Representatives.*