

MINUTES OF REGULAR BOARD MEETING

MONDAY, JANUARY 4, 1988

20TH BOARD OF REPRESENTATIVES

STAMFORD, CONNECTICUT

A regular monthly meeting of the 20th Board of Representatives of the City of Stamford was held on Monday, January 4, 1988, in the Legislative Chambers of the Board in the Government Center, 888 Washington Boulevard, Stamford, Connecticut.

The meeting was called to order at 8:25 p.m. by President Sandra Goldstein, after both political parties had met in caucus.

INVOCATION was given by the Rev. Dr. Robert W. Perry, Pastor, Union Baptist Church, 805 Newfield Avenue, Stamford, CT 06905.

PLEDGE OF ALLEGIANCE TO THE FLAG was led by President Sandra Goldstein.

ROLL CALL was taken by Clerk Annie M. Summerville. There were 34 members present and 6 absent. Absent were Reps. Pia (excused), Burke (excused), Fedele, Livingston, Glover and Rinaldi (excused).

The Chair declared a quorum.

MACHINE TEST VOTE: After test votes were taken by the President, the machine was in good working order.

MS. SUMMERVILLE said that on behalf of the Board, she would like to have a round of applause for Mary Lou Rinaldi. Mary Lou is in the hospital and is very much missed, and we know that she will be coming back to the Board real soon.

MOMENTS OF SILENCE:

Rep. Audrey Maihock: "A Moment of Silence in memory of Gretchen U. Hill, a long time and very highly respected resident of Old Long Ridge Road who passed away December 21, 1987. She was very interested in the happenings of the City of Stamford and was a person who quietly performed kind deeds for others. She served as flower judge and lecturer of the Garden Club of America and was a volunteer for the Stamford Rehabilitation Center. She is loved and missed by many friends. She was known as a loyal friend and as one put it, 'She always lifted us up when we had a problem.'"

Rep. Nicholas Pavia: "A Moment of Silence for a neighbor of mine and a good Christian, Guy Gaetano Coppola. He died at the age of 92. He lived on St. George Avenue. And, as I remember when growing up, he was always with us with a smile and a kind word. He was a bricklayer and worked very hard. I will miss him and my condolence go to his wife and family."

Rep. David Blum: "A Moment of Silence for Catherine Murray who lived for 50 years in the City of Stamford. She worked for the New York Central Railroad for 26 years and was a member of the National Association of Retired and Veteran Employees; a very likable person who passed away recently."

MOMENTS OF SILENCE: (continued)

Rep. David Blum: "For a former member of the Board of Representatives, Dr. Francis Vincent Dolan, a lifelong resident of Stamford who had a private practice in podiatry for 50 years in the City of Stamford. He was born in Stamford on April 1, 1908. He was a member of the Board for two terms during the early fifties, and he belonged to various organizations, and because he was a member of the early Board of Representatives, I request a Moment of Silence for a former member of this Body."

Rep. John Zelinski: "I would ask my colleagues for a Moment of Silence for two friends and constituents; the late Doris Lewis. Mrs. Lewis was a Teacher's Aide at Rogers Elementary School in our city and she is survived by her husband Arthur, two daughters Ivy and Jill, one son Gary and a sister Marilyn;

and also the late Helena Nilan, a nursing supervisor at Stamford Hospital for 28 years. Ms. Nilan was a past president of the Business and Professional Womens Club and the Catholic Nurses Organization. She was a former member of the Board of Directors of the Stamford Salvation Army. She is survived by one sister Sister Cecelia and one brother Pat Nilan of Riverside."

Rep. Lathon Wider: "I would like to ask for a Moment of Silence for the late Ruth Pinn, a real hard working volunteer who was my neighbor and who helped to organize the Buying Club that has spread over the City of Stamford. She was born in Canada and came here 50 years ago and she was a part of many things in this city including a member of the Elks. She served as treasurer for Bobby Owens and myself when we were running for re-election. She was a good neighbor; a neighbor that you could trust with the keys and she will be sorely missed because she never said no."

Rep. David Jachimczyk: "I would like to request a Moment of Silence for Edward Rybnick who is the nephew of our Deputy Mayor Jerry Rybnick."

PRESIDENT GOLDSTEIN stated that the first order of business this evening pursuant to Sec. 2-10-3 of the Charter is to replace a seat on the Board vacated due to a resignation. President Goldstein read the following letter received from Katie Glover:

"It is with deep sorrow and regret that I must inform you that as of December 31, 1987, I will resign as representative of the 2nd District. My decision to resign does not come easily, however, I feel that the 2nd District needs a representative that has the time to give to the community. The recent death of my mother and other personal commitments are my reasons for submitting this resignation. I have selected Elaine Mitchell of 20 McClurg Avenue who has been involved in local politics for 10 years as my successor. We have met and she will gladly accept the nomination and I am sure she will accept this responsibility well."

President Goldstein accepted Ms. Glover's resignation with regret. Nominations were opened to replace Ms. Katie Glover as a representative from the 2nd District.

MR. BOCCUZZI said that he, too, was sorry to hear that Ms. Glover could not continue to be a representative from the 2nd District. She was interested and always wanted to do a good job, but due to personal commitments Ms. Glover could no longer pursue the things that she wanted to do.

MR. BOCCUZZI: (continuing) said that Ms. Glover gave him the name of Elaine Mitchell as her replacement. Ms. Mitchell is employed at Service America Corporation since 1983 and up to the present date. She is the lead keypunch operator and has a certificate for certain data process systems. Mr. Boccuzzi met with Ms. Mitchell and discussed the problems of the 2nd District. He asked that Ms. Mitchell participate and help in solving the problems that are in the district and any future problems. Ms. Mitchell said that she would accept the nomination and that she would do all she could to assist Mr. Boccuzzi in representing the 2nd District, and doing a good job in that district.

Mr. Boccuzzi placed the name of Elaine Mitchell in nomination to replace Katie Glover. Seconded. It was Moved that nominations be closed. Seconded. The motion carried by voice vote. The Chair asked the Clerk to cast one ballot to confirm Ms. Mitchell.

CLERK ANNIE M. SUMMERVILLE cast one ballot to confirm the nomination of Elaine Mitchell to serve as the representative of the 2nd District for the remainder of this term.

PRESIDENT GOLDSTEIN administered the Oath of Office. Congratulations were extended to Ms. Mitchell.

Ms. Mitchell took her seat on the Board. There were now 35 members present and 5 absent.

PRESIDENT GOLDSTEIN introduced to the members of the Board, Kathleen Cook, the new secretary for the Board. The President welcomed Kathleen aboard.

#### STANDING COMMITTEES

STEERING COMMITTEE: Chairwoman Sandra Goldstein

REPORT.

MR. BOCCUZZI Moved to waive the reading of the Steering Committee report. Seconded. Carried by voice vote.

#### STEERING COMMITTEE REPORT:

The Steering Committee met on Wednesday, December 16, 1987, in the Democratic Caucus Room of the Government Center, 888 Washington Boulevard. The meeting was called to order at 7:30 p.m. by Chairwoman Sandra Goldstein who declared a quorum.

#### PRESENT AT THE MEETING:

Sandra Goldstein, Chairwoman  
John Boccuzzi  
Scott Morris  
Lathon Wider  
Mildred Perillo  
Robert DeLuca  
Richard Lyons  
Stanley Esposito

James Rubino  
Maria Nakian  
Audrey Maihock  
Ruth Powers  
John Zelinski  
Nicholas Pavia  
Thomas Pia  
Annie Summerville

David Martin  
Donald Donahue  
Thomas Clear  
David Blum  
Ellen Bromley  
Sandra Schlachtmeyer  
John Roman (WSTC)  
Anne Kachaluba

STEERING COMMITTEE REPORT: (continued)

1. APPOINTMENTS COMMITTEE - Ordered on the Agenda were two of the six items appearing on the Tentative Steering Agenda. Also ordered on the Agenda were the three items appearing on the Addenda to the Tentative Steering Agenda. Ordered Held from the Tentative Steering Agenda were the names of Dr. William Rosenfield, Mr. Guy Bailey, Mr. Charles Lee, and Ms. Esther Tisano.
2. FISCAL COMMITTEE - Ordered on the Agenda was one of the 16 items appearing on the Tentative Steering Agenda. Also ordered on the Agenda were the two items appearing on the Addenda to the Tentative Steering Agenda.
3. LEGISLATIVE AND RULES COMMITTEE - Ordered on the Agenda were four of the eight items on the Tentative Steering Agenda. Ordered Held were two items: (L&R20.3) Re street vendors and (L&R20.12) proposed ordinance amending Ord. 453 concerning helicopters. Ordered on the Pending Agenda were two items: (L&R20.1) proposed ordinance re waiver and refund of taxes requested by Stamford Neighborhood Housing Services and (L&R20.9) request for waiver and refund of building permit fee requested by Stamford Neighborhood Housing Services.
4. PERSONNEL COMMITTEE - Ordered on the Agenda was the one item appearing on the Tentative Steering Agenda.
5. PLANNING AND ZONING COMMITTEE - Ordered on the Agenda was one of the two items appearing on the Tentative Steering Agenda. Ordered Held was a petition for road acceptance for Shady Knoll Drive.
6. PUBLIC WORKS AND SEWER COMMITTEE - Ordered on the Agenda was one of the two items appearing on the Tentative Steering Agenda. Ordered off the Agenda was the matter of giving the Department of Public Works jurisdiction over trees lining public streets in order to facilitate sidewalk repairs.
7. HEALTH AND PROTECTION COMMITTEE - Ordered on the Agenda were the five items appearing on the Tentative Steering Agenda and the one item appearing on the Addenda to the Tentative Steering Agenda.
8. PARKS AND RECREATION COMMITTEE - Ordered Held were all three items appearing on the Tentative Steering Agenda: Meeting with Parks & Recreation superintendents, etc., hanging a banner request from Roxbury School and hanging a banner request from Council of Churches & Synagogues.
9. EDUCATION, WELFARE AND GOVERNMENT COMMITTEE - No items appeared on the Tentative Steering Agenda.
10. HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE - No items appeared on the Tentative Steering Agenda.
11. URBAN RENEWAL COMMITTEE - Ordered on the Agenda was the one item appearing on the Tentative Steering Agenda.
12. ENVIRONMENTAL PROTECTION COMMITTEE - No items appeared on the Tentative Steering Agenda.

13. TRANSPORTATION COMMITTEE - Ordered on the Agenda was one of the two items appearing on the Tentative Steering Agenda. Ordered Held was the item re the extension of the shuttle bus service to Bedford, Third & Morgan Streets.
14. LABOR CONTRACTS LIAISON COMMITTEE - No items appeared on the Tentative Steering Agenda.
15. HOUSE COMMITTEE - No items appeared on the Tentative Steering Agenda.
16. COLISEUM AUTHORITY LIAISON COMMITTEE - No items appeared on the Tentative Steering Agenda.
17. SPECIAL COMMITTEE TO ASSESS PRIORITY ISSUES - No items appeared on the Tentative Steering Agenda.
18. ETHICS COMMITTEE - No items appeared on the Tentative Steering Agenda.
19. RESOLUTIONS - No items appeared on the Tentative Steering Agenda.

ADJOURNMENT - There being no further business to come before the Steering Committee, upon a motion made, seconded and approved, the meeting was adjourned at 8:30 p.m.

SANDRA GOLDSTEIN, CHAIRWOMAN  
STEERING COMMITTEE

APPOINTMENTS COMMITTEE - Mildred Perillo, Chairwoman

MRS. PERILLO said the Appointments Committee met Tuesday, December 29, at 7:00 p.m. Present were Millie Perillo, Robert DeLuca, John Boccuzzi, Thomas Burke, Patricia McGrath, Naomi Schoenfeld and Ann Summerville; members of the Press and Radio were also present. Mrs. Perillo placed items 1, 2, 3, 4 and 5 on the Consent Agenda.

TRAFFIC HEARING OFFICER

TERM EXIRES

- |  |  |         |
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| 1. <u>MR. JOHN G. SPINA</u> (R)<br>53 Mathews Street | Replacing Michael Sherman<br>who resigned. | 7/10/89 |
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APPROVED ON CONSENT AGENDA

URBAN REDEVELOPMENT COMMISSION

- |   |                           |        |
|---|---------------------------|--------|
| 2. <u>MR. ROBERT F. NEU</u> (R)<br>265 Blackberry Drive | Replacing Ervin Steinberg | 8/7/91 |
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APPROVED ON CONSENT AGENDA with one abstention, Mrs. Bromley.

COMMISSIONER OF FINANCE

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|---|---------------|----------|
| 3. <u>MR. PAUL PACTER</u> (D)<br>247 Chestnut Hill Road | Reappointment | 11/30/89 |
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APPROVED ON CONSENT AGENDA

APPOINTMENTS COMMITTEE: (continued)COMMISSIONER OF PUBLIC WORKSTERM EXPIRES

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| 4. <u>MR. JOHN R. O'BRIEN</u> (D)<br>46 Ralsey Road | Reappointment | 11/30/89 |
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APPROVED ON CONSENT AGENDACORPORATION COUNSEL

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| 5. <u>MARY E. SOMMER, ESQ.</u> (D)<br>21 Emery Drive E. | Reappointment | 11/30/89 |
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APPROVED ON CONSENT AGENDA

MRS. PERILLO Moved the Consent Agenda. Seconded. CARRIED by voice vote with Mrs. Bromley abstaining on item #2.

FISCAL COMMITTEE - Donald Donahue, Chairman

MR. DONAHUE said the Fiscal Committee met on December 30 and again on January 4th, with Mr. Rybnick, Mr. Lyons, Mr. Jetta, Mr. McManus, Mr. Morris and Mr. Donahue in attendance. Mr. Donahue placed the following items on the Consent Agenda: items 1, 2 and 3.

1. PROPOSED RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE STATE FOR RAIL PARKING IMPROVEMENTS AT THE STAMFORD, GLENBROOK AND SPRINGDALE RAIL STATIONS. Submitted by Mayor Thom Serrani 12/4/87.

APPROVED ON CONSENT AGENDA

2. PROPOSED RESOLUTION TO APPLY FOR FUNDS THROUGH THE STATE MUNICIPAL LIABILITY TRUST FUND FOR \$68,737.00 FOR HAZARDOUS MATERIAL TRAINING AND PRE-PLAN PROGRAM. Submitted by Mayor Thom Serrani 12/14/87.

APPROVED ON CONSENT AGENDA

3. PROPOSED RESOLUTION TO APPLY FOR FUNDS THROUGH THE STATE MUNICIPAL LIABILITY TRUST FUND FOR \$4,500.00 FOR EMERGENCY ELECTRICAL POWER REQUIREMENTS FOR SHELTER SITES. Submitted by Mayor Thom Serrani 12/14/87.

APPROVED ON CONSENT AGENDA

MR. DONAHUE Moved to approved the Consent Agenda. Seconded. CARRIED by voice vote.

LEGISLATIVE AND RULES COMMITTEE - Maria Nakian & David Martin, Co-Chairpersons

MRS. NAKIAN said the Legislative and Rules Committee met Monday, December 21, 1987, at 7:30 p.m. Present were Committee members Nakian, Martin, Esposito, Fedele, Maihock, Painter, Pavia, Powers, Rubino and Zelinski. Also, present on item 1 was Asst. Fire Chief Julian Nosenzo and Firefighter Morgan. And on items 2, 3 and 4, Corporation Counsel Mary Sommer and Thomas Standish who is the developer of the Lounsbury Building and the Bedford Street project.

Mrs. Nakian said that items 1, 2 and 3 would be Held.

1. (L&R20.4) FOR PUBLICATION PROPOSED ORDINANCE CONCERNING THE INSTALLATION OF FIRE ALARM LOCK BOXES ON COMMERCIAL BUILDINGS IN THE CITY OF STAMFORD. Submitted by Mayor Thom Serrani 10/28/87. Held in Committee 12/7/87.

HELD IN COMMITTEE

2. (L&R20.5) PROPOSED RESOLUTION FOR APPROVAL OF LEASE BETWEEN THE CITY OF STAMFORD AND THOMAS K. STANDISH RELATING TO AIR RIGHTS AND APPURTENANCES OVER THE BEDFORD STREET PARKING GARAGE. (Submitted by Mary E. Sommer, Corporation Counsel 8/7/87) Planning Board approved 10/27/87. Awaiting opinion from Board of Finance. Held in Committee 9/9, 10/5 and 11/9/87. Resubmitted by Reps. Maria Nakian and David Martin 11/23/87. Held in Committee 12/7/87.

HELD IN COMMITTEE

3. (L&R20.6) PROPOSED RESOLUTION AMENDING RESOLUTION NO. 1769 NOTICE OF INTENT TO DISCONTINUE A PORTION OF GAY STREET. Resolution No. 1769 contained more land than it should. Submitted by Richard Robinson, Staff Counsel 8/21/87. Held in Committee 10/5/87 and 11/9/87. Resubmitted by Reps. Maria Nakian and David Martin 11/23/87. Held in Committee 12/7/87.

HELD IN COMMITTEE

4. (L&R20.7) FOR PUBLICATION PROPOSED ORDINANCE AMENDING ORDINANCE NO. 593 SUPPLEMENTAL CONCERNING THE SALE OF CITY-OWNED PROPERTY ON THE NORTH SIDE OF BROAD STREET AND ADJACENT TO AND SOUTH OF THE BEDFORD STREET GARAGE, INCLUDING A PORTION OF GAY STREET. Submitted by Richard A. Robinson, Asst. Corporation Counsel 10/5/87. Approved for publication 10/5/87. Held in Committee 11/9/87. Resubmitted by Reps. Maria Nakian and David Martin 11/23/87. Held in Committee 12/7/87.

MRS. NAKIAN said that an ordinance was passed by the 19th Board selling Gay Street to Mr. Standish but it was done with no specific mention of the restoration of the Lounsbury Building. An ordinance was prepared to specifically include the Lounsbury Building, and approved for publication but was not approved for final adoption because it was decided to wait until the air rights lease was negotiated. The negotiations have taken place and now we can move forward on this ordinance. The Committee voted 8 in favor and one opposed for publication. Moved. Second.

PRESIDENT GOLDSTEIN called for a vote to publish this ordinance. APPROVED by voice vote.

PERSONNEL COMMITTEE - Scott Morris, Chairman

MR. MORRIS said the Personnel Committee met on Wednesday, December 28, 1987, 7:30 p.m. Committee members present were Reps. Thomas Burke, Scott Morris, Cathy Painter, Nicholas Pavia and John Zelinski. Reps. David Jachimczyk, Kathleen Reilly and Naomi Schoenfield were excused. Also, attending was Richard Robinson, Asst. Corporation Counsel.

1. FOR PUBLICATION PROPOSED ORDINANCE DESIGNATING CERTAIN POSITIONS FUNDED BY GRANTS AS UNCLASSIFIED. Submitted by Mayor Thom Serrani 12/9/87.

MR. MORRIS said the Committee voted 4 to 0 to 1 to approve publication. Moved. Seconded.

Mr. Morris Moved to amend the ordinance to read Section 734(g) instead of Section 5-90-7(G) in order to conform to the present Charter. This amendment would be in two places in the proposed ordinance. Seconded.

PRESIDENT GOLDSTEIN called for a voice vote to amend this ordinance. APPROVED.

MR. BLUM said there should not be two classifications of employees in the City. He said an employee working for the city should be an employee be he classified or unclassified. Mr. Blum said that there were departments who receive grants and have classified employees and the grant is used for the purpose of funding a certain project. Mr. Blum said if this ordinance is passed, he asked what would be done with the employees that are already classified and working under grants? He said that classified employees are classified because they have taken a test. He said that people working under grants have also taken tests and wanted to know what would happen in that case. Mr. Blum said approving this ordinance would be denying the person a pension and he believed that anyone working is entitled to some pension. Mr. Blum referred to a mayor that was once Town Clerk, who spent 20 years working for the city and did not receive a pension.

MR. ESPOSITO Moved the question. Seconded. Carried.

PRESIDENT GOLDSTEIN called for a vote to publish the proposed ordinance, as amended, designating certain positions funded by grants as unclassified. APPROVED by voice vote with Mr. Blum voting no.

PLANNING AND ZONING COMMITTEE - Richard Lyons, Chairman

MR. LYONS said the Planning and Zoning Committee met and held a public hearing on December 14, 1987 at 7:30 p.m. to consider the Zoning Board's application No. 87-017 Milano. Present were Reps. David Jachimczyk, Kathleen Reilly, Lathon Wider, Maria Nakian, Thomas Clear, William McManus, Nicholas Pavia, Scott Morris and Richard Lyons. Also attending were Norman Cole, Principal Planner of the Zoning Board, Joseph Tooher, Esq., Joseph J. Capalbo, II, Esq., and Joseph Milano.

PLANNING AND ZONING COMMITTEE: (continued)

1. REFERRAL OF ZONING BOARD'S ACTION DENYING APPLICATION 87-017 MILANO, LAWN AVENUE, ZONING MAP CHANGE FROM R-6 TO C-B COMMUNITY BUSINESS DISTRICT. Pursuant to Section 552.2 of the Charter, the Zoning Board refers the petition to the Board of Representatives. Change to C-B Community Business District property now in the R-6 one and two family district located on the west side of Lawn Avenue and East Main Street. Northerly: 136.8' by land in part, now or formerly of Miller, Memoli, Dembroski and Kunz; Easterly and Southerly: 182.09' by Lawn Avenue; Southerly: 6.0' by Main Street; Westerly: 125.0' by land now or formerly of Allen. Submitted by Joseph A. Frattaroli, Acting Chairman, Zoning Board 11/16/87. Petition received at Board office 11/19/87. Held in Committee 12/7/87.

MR. LYONS said that Mr. Cole stated that during the comprehensive rezoning, this property was rezoned from C-I intermediate commercial district to R-6, attempting to direct the commercial growth to the C-B districts, protecting the residential neighborhoods. Mr. Cole went on to say that in November, 1985, in response to this rezoning, Mr. Milano petitioned the Planning Board to reclassify the property to category 6 to permit commercial use. The Planning Board denied the application for planning reasons. Subsequently, the applicant petitioned the Board of Representatives and they overturned the Planning Board's denial establishing category 6. The applicant is now petitioning for a change to C-B district.

Mr. Cole went on to say that the application is without merit and wanted it to be denied for the following reasons: Further extension of strip commercial development and the erosion of residential usage in the area should be discouraged. The proposed rezoning is inappropriate as a form of "spot zoning being limited to a single parcel of 8,152 sq. ft. surrounded by residentially zoned property. The intent of the C-B district is for a central concentration for convenient stores and services as well as other commercial uses serving several neighborhoods. The development of this lot with multiple variances in a C-B district permits a maximum building height of 4 stories or 50 feet, 40% building coverage. The intensity of this development would not be compatible with the surrounding low-scale residential development. After discussion between Mr. Toohar and Mr. Cole, in theory, a height of four stores could be undertaken in the C-B district but if zoning regulations are applied, it would be impossible.

Mr. Cole stated that Mr. Milano said his intentions were to put up a two-story building with square footage of approximately 2,650'. The introduction of commercial traffic would increase the potential for accidents and would diminish the capacity and efficiency of East Main Street which serves as a major arterial connector to I-95. This intersection suffers from geometric alignment and sightline restrictions. A building on that lot would make it worse.

MR. LYONS said the Committee by a vote of 6 in favor and 2 opposed voted to uphold the Zoning Board and deny the applicant's request.

Mr. Lyons Moved that the proposed amendment of Joseph Milano's application No. 87-017 to change the zoning map of the City of Stamford from R-6 one and two family district to C-B community business district for property on the side of Lawn Avenue and East Main Street as shown on map be approved.



PLANNING AND ZONING COMMITTEE: (continued)

MR. MOLLO said that Mr. Milano wants the zoning changed to construct a small office building. The property was zoned commercial until May, 1985; at that time the Zoning Board rezoned the property to residential as part of a general rezoning of the entire city. Mr. Mollo said that unfortunately in late 1984, Mr. Milano entered into an unconditional contract to purchase the property and Mr. Milano was operating under the assumption that the property was zoned commercial which it was at the time of the signing of the contract. However, after entering into the unconditional contract, the zone was changed to residential. Mr. Milano is a life-long resident of the city and operates a small real estate business in the city.

Mr. Mollo said the appeal before the Board this evening is from a decision of the Zoning Board. Prior to going before the Zoning Board, Mr. Milano had to have the Master Plan of the property changed. The Planning Board denied Mr. Milano's application and he appealed to the 19th Board which overturned the Planning Board's decision by a vote of 25 to 14. Mr. Mollo said a petition was signed by most of the residents in the immediate area supporting Mr. Milano's request to change the property to commercial. Mr. Mollo stated the property on the opposite side is all zoned and used as commercial; there are also several uses of commercial on Milano's side of the street. The property next to Mr. Milano's is a doctor's office.

Mr. Mollo said the small business man has suffered an economical set-back because of the change in the zoning map which occurred after he entered into a binding contract to purchase the property, and whether this property is commercial or residential would not have much impact on the city as a whole. Mr. Mollo stated the entire side of East Main Street was zoned commercial until May, 1985 and the predominate character of the neighborhood is still commercial.

Mr. Mollo asked that the Board reverse the decision of the Zoning Board.

MR. ZELINSKI said that in this particular situation, the facts are clear and speak for themselves. He said the previous Board did vote in favor of this application for the Master Plan change. This information is important for the new members of the 20th Board. Mr. Zelinski said that he was familiar with the property as he resided on Lawn Avenue for many years. Mr. Zelinski again stated that the facts are clear; a small business man that has purchased a vacant lot and 7 months thereafter, the Zoning Board changed the zone which prohibited the small business man from doing what he originally intended to do. Mr. Zelinski said the primary function of the C-B designation, according to the Zoning regulations, is to provide central concentrations of convenience goods and services as well as other commercial uses serving several neighborhoods. It is intended that uses compatible with adjacent residential areas be permitted and that convenient and adequate parking be provided; parking areas are to be screened and made attractive through the use of landscaping. Mr. Zelinski went on to quote from Zoning Regulations 9.2 permitted uses in any C-B district, "a building or other structure may be erected, altered, arranged, designed or used, and a lot or structure may be used for the same purposes and in the same manner, as uses are permitted in the C-N district. Ground floor uses shall be limited to retail or service operations dealing directly with general public." Mr. Zelinski stated that Mr. Milano would be dealing with the general public.

PLANNING AND ZONING COMMITTEE: (continued)

MR. ZELINSKI said that on East Main Street, directly across from the property, there are several commercial enterprises. He also mentioned that there were 13 accidents at this intersection. He said that when he lived on Lawn Avenue there were more accidents on Hamilton Avenue. Mr. Zelinski said that some of the reasons the Zoning Board used for denial such as strip commercial or spot zoning, he did not feel these were applicable in this case. Mr. Zelinski said a real estate office would not generate hundreds of cars a day such as an office complex would; people would be coming and going during the day just as people go into the neighboring residents. Mr. Zelinski said that based on the fact that petitions were signed by the residents in favor of this application, he urged his colleagues to vote in favor of Mr. Milano's application.

MR. RYBNICK said that two doors to the right of this property, there is a variety store, and beyond that there is a diner and from the diner to the railroad bridge, there are all types of businesses, and across the street there are also many types of various businesses. Mr. Rybnick saw no objections to the application because there were businesses on the Post Road. He said the map change should be granted.

MR. BLUM agreed with what Mr. Zelinski and Mr. Rybnick said. Mr. Blum said the building would be in the center of the property and on both sides of that portion of Main Street has businesses. Mr. Blum said that we should not deny Mr. Milano his rights. We should consider this small business man and his small piece of property and we should approve Mr. Milano's map change.

MRS. POWERS said that this property is in her District. She appreciated Mr. Lyon's report and agreed wholeheartedly with the Committee to uphold the Zoning Board. Mrs. Powers said that only 6 feet of this property is on East Main Street and the remainder is on Lawn Avenue. She said that Lawn Avenue is one or two family residential or multi-family; no business usage is there. She said that across the street is the Fairlawn Apartment complex which is multi-family, a large condominium complex. She said there is a variety store a few door down; however this store has been there for many, many years under different ownerships and there is housing above it.

Mrs. Powers said that this is an area of affordable housing; a whole collar of affordable housing. She said it would be a mistake of this Board to spot-zone in that area because all the property owners could come back to change the map and this is rightfully so, if one person can obtain the change, the others also could come in for changes. Mrs. Powers said this situation should be considered carefully; think of the residents. She said that this is a dangerous block. There have been many accidents in this area and there is a very heavy concentration of people. She said the real estate office could not be on East Main Street as there is only 6 feet of property there. She did not favor a business usage on a residential block.

MR. JACHIMCZYK said that he agreed with Mrs. Powers. He said that in some of the comments favoring this applications, the comments were that on the opposite of the street it is commercial and he said that was true but this commercial area backs up to the Turnpike; it does not back up against a residential neighborhood.

PLANNING AND ZONING COMMITTEE: (continued)

MR. JACHIMCZYK said that this property is bordered by Lawn Avenue, East Main Street, Grant Avenue and Sherman Street. There is no commercial development between Lawn Avenue and Grant Avenue. The variety store and diner are in the block between Grant Avenue and Lincoln Avenue. Mr. Jachimczyk stated that one of the purposes of zoning is that they try to include blocks, not cut yards or blocks in half. He stated if this change was granted, we would be guilty of spot-zoning. He also pointed-out that only 6 feet of this property fronts East Main Street; 182 feet fronts Lawn Avenue, a residential neighborhood.

Mr. Jachimczyk said that in the traffic reports prepared by the city and by the consultant for Mr. Milano, say that if the zone is keep R-6, there would be 22 trips per day; changed to C-B there would be 76 trips per day. Mr. Jachimczyk said that that was a large increase in trips per day.

Mr. Jachimczyk asked at the Committee meeting, if Mr. Milano showed a picture of what was to be on the property to the residents? Mr. Jachimczyk said that he thought he did not. This building is suppose to be a stilt-building. The Committee was shown a picture of a stilt-building. He said if Mr. Milano came to his door and said that he wanted to open up a real estate office, he would think that it would be an office like the ones on the Post Road in Darien that look like houses. The drawing shown at the Committee meeting was that of a stilt-building.

Mr. Jachimczyk said that zoning deals with land use and what an area should be; it does not deal with who owns the land; who is developing the land. The property is not being rendered useless. It can be used as a viable entity for residential real estate. Mr. Jachimczyk said how would it look if we approve this change? We would not be appreciated if we allowed a real estate office invade an existing residential neighborhood because the person who owns the land is a nice gentleman and a small business man.

MRS. BROMLEY said that good points have been made on both sides. She said the Zoning Board did what they were supposed to do. Their job is to look at the zoning and the Master Plan. She said that when this issue was before the previous Board, she voted to overturn the Planning Board's decision based on the back up material provided, but this year in the back up material, it states that in late 1984, Mr. Milano had entered into an unconditional contract to purchase this property. However, subsequent to entering into the unconditional contract, the zone was changed to R6. Mrs. Bromley said that now Mr. Milano is going through a lengthy appeal process to get his right back. She said that she would vote to overturn the Zoning Board.

MR. PAVIA said that as a Committee member he voted in favor of Mr. Milano. Mr. Pavia stated that Anthony Masciarelli, a licensed architect, stated and furnished a plan showing that the maximum amount of square footage constructed on the property would be under 3,000 square feet. Mr. Pavia said that Norman Cole, Principal Planner, came up with a plan showing more than this footage and that is where the picture of the building on stilts came from.

Mr. Pavia said someone asked Mr. Milano if the building would be on stilts and Mr. Milano replied, "no," and Mr. Pavia said that he believed that.

PLANNING AND ZONING COMMITTEE: (continued)

MR. PAVIA called attention to the traffic report submitted by Alan Davis, professional engineer. Mr. Davis' conclusions state that there would be a very small potential traffic increase as a result of this proposed zone change. The impact would be much smaller for office use, as proposed. Mr. Davis' report goes on to say that the traffic impact of actual development under C-B zoning from R-6 to C-B, the traffic generated would have a minimal impact on traffic conditions on Lawn Avenue or East Main Street and the level of service at the local intersections would be unaffected. The traffic safety impact of the proposed change of land use would be small but beneficial. The number of maneuvers into and out of the site would be relatively few, with adequate sight distance in both directions and would be forward facing. Mr. Pavia said the situation would be no more aggravated by the construction of the small office building than the use which is presently permitted.

Mr. Pavia felt that the Board should overturn the Zoning Board's decision and support Mr. Milano.

MR. WIDER said the building would improve the looks of the neighborhood. The lot at present at times looks nasty. Mr. Wider said that none of the residents came before the Board to speak against this application. Mr. Wider said that he is for the Zoning Board but at times, something has to be done for the little man and not always for General Re. General Re has a lot of traffic going on Main Street. He said that he cannot go against supporting the little man.

MR. ESPOSITO asked if the Board approves the change from R-6 to C-B, and should the property change hands in the future, could a larger structure or an addition take place?

MR. LYONS said that once the change is approved, what happens after that is out of our hands. Once the change is approved, Mr. Milano can do whatever he wishes.

MR. DeLUCA said the point here is that the 19th Board overturned the Planning Board's decision and now Mr. Milano goes to the Zoning Board for a change and he is denied the change. Mr. DeLuca said it was a C-B district and Mr. Milano bought the land to put up a real estate office or whatever. Mr. DeLuca said he planned to vote to overturn the Zoning Board.

MRS. NAKIAN said that the issue of the C-B zoning was discussed in the Committee meeting. It was stated that C-B zoning was something special that was brought in for the West Main Street development with the very intensive commercial use could draw retail use on the ground floor. It was brought out by the Zoning Board that this property with parking on the street level would probably require a variance because that is not part of C-B zoning. Also, a Zoning Board of Appeals variance would also have to be obtained for the side and back set backs because unless Mr. Milano can build on the entire property there is not enough room to put up the building he is contemplating. If the Board overturns the Zoning Board, there is no way the Zoning Board of Appeals would not grant the variance. In the end result, there could be paving from one end of the property line to the other.

PLANNING AND ZONING COMMITTEE: (continued)

MRS. NAKIAN said that because of the number of accidents on the corner, there is no left-hand turn permitted on to East Main Street. Exiting off this property would have to go down Lawn Avenue and wind through the small residential streets to East Main Street to make a left-hand turn. She said the residential streets would be bearing the traffic.

Mrs. Nakian said that some residents speaking at the public hearing said that they were not against this zone change and if the change was approved, they would want the entire block to be changed to commercial. It would be difficult to grant an exemption to one and deny the exemption to another person.

Mrs. Nakian said that she would be voting against this petition.

MR. LYONS said that he wanted to correct a statement made. He quoted from Mr. Cole's letter to the Zoning Board: "Enclosed is a copy of a site plan prepared by Anthony Masciarelli on behalf of the applicant with a covering letter from Joseph J. Capalbo, II, Esq. The applicant's preliminary site plan satisfies all C-B standards; no variances required and shows a total of eight parking spaces, a total coverage of 2,110 square feet, gross floor area of 2,670 square feet."

Mr. Lyons stated that the building is described above the parking area; that is a stilt building. The blueprint was in everyone's back up material. Mr. Lyons stated that this was applied for as a stilt building.

MR. MARTIN stated that he believed that this case was a test case. He said that if constituents were asked if there is not enough traffic or too much, they would say, "too much." The same would go for housing. Mr. Martin stated that this property is surrounded by a residential area on three sides, the fourth side being East Main Street with traffic.

Mr. Martin said the people along East Main Street would love to have the C-B district because their residential properties would become commercial and perhaps they would sell them to a developer. Mr. Martin said that he did not begrudge Mr. Milano for wanting this change and it was unfortunate that his attorney or real estate agent did not inform him of the impending zone change at the time the property was purchased. Mr. Martin believes that this case is do we want commercial development here or protect the residential neighborhoods.

MS. SUMMERVILLE said that she voted for Mr. Milano on the previous application and will vote for him this evening. She said that she was not afraid of being tested. She said that Mr. Milano happened to be a person that got caught up in the system. Ms. Summerville asked the representatives to rethink this case and vote in favor of Mr. Milano's application.

MR. JETTA Moved the question. Seconded. Carried by voice vote

PRESIDENT GOLDSTEIN read the question: "That the proposed amendment of Joseph Milano Application No. 87-017 to change the zoning map of the City of Stamford from R-6 one and two family district to C-B Community Business district for property on the west side of Lawn Avenue and East Main Street as specifically shown on attached map be approved."

PLANNING AND ZONING COMMITTEE: (continued)

PRESIDENT GOLDSTEIN explained the vote on this item. A "yes" vote is a vote in favor of Mr. Milano's application to change the zoning map. A "no" vote on the motion would be that you are voting with the Zoning Board's opposition to a change. President Goldstein stated that according to Judge Novack's decision of 1980, in order to overturn a Planning or Zoning Board's decision on an appeal, the Board must have 21 votes. 21 votes must be obtained in favor of Mr. Milano's application otherwise the Zoning Board's decision will remain.

President Goldstein called for a vote on the application. The vote was 21 yes, 12 no votes and 2 abstentions. Mr. Milano's application has been approved; the Zoning Board's decision was overturned.

PUBLIC WORKS AND SEWER COMMITTEE - Ellen Bromley & Joseph DeRose, Co-Chairpersons

1. MEETING WITH SEWER COMMISSION REGARDING THE STATUS OF CERTAIN SEWER PROJECTS. Submitted by Rep. Ellen Bromley D-16, 12/8/87.

HELD IN COMMITTEEHEALTH AND PROTECTION COMMITTEE - Ruth Powers, Chairwoman

MRS. POWERS said that the Health and Protection Committee met on Wednesday, December 30, 1987. Present were Committee members Naomi Schoenfeld, James Rubino, Thomas Russo, Annie Summerville and Ruth Powers. Rep. Stan Esposito was also present. Present on items 1 and 2 were City Engineer Frank Soldano and Coordinator of Field Inspections Dennis Morrelli and Steve Heilner of the Turn of River Fire Department. WSTC and the Advocate were also represented.

1. MATTER OF REQUIRING THE USE OF A SEISMOGRAPH AND PRE-BLAST SURVEYS FOR BLASTING OPERATIONS IN THE CITY OF STAMFORD. Submitted by Rep. Stanley Esposito R-11, 12/9/87.

HELD IN COMMITTEE

2. MATTER OF REQUIRING THE PRESENCE OF A FIRE MARSHAL ON SITE DURING BLASTING OPERATIONS IN THE CITY OF STAMFORD. COSTS TO BE ASSUMED BY THE BLASTING CONTRACTOR. Submitted by Rep. Stanley Esposito R-11, 12/9/87.

HELD IN COMMITTEE

3. REQUEST FOR A WRITTEN POLICY FROM THE DOG WARDEN REGARDING ELIMINATION OF HOME QUARANTINE FOR DOGS. Submitted by Rep. Stanley Esposito R-11, 12/9/87.

MRS. POWERS stated that item #3 is being handled by item #4. The Dog Warden was informed by the State not to write a policy because the State Statutes give him the option.

HEALTH AND PROTECTION COMMITTEE: (continued)

4. SENSE-OF-THE-BOARD RESOLUTION TO THE STATE LEGISLATURE CONCERNING THE ELIMINATION OF THE HOME QUARANTINE OPTION IN PUBLIC ACT 22-358 REGARDING THE QUARANTINE OF DOGS. Submitted by Rep. Stanley Esposito R-11, 12/9/87.

MRS. POWERS said the Committee unanimously approved item #4, the Sense-of-the-Board Resolution. Mrs. Powers said the resolution states that if a dog does not have proper certification that the dog has had a rabies shot, that we ask the Dog Warden not to be allowed to use home immunization. We are asking the State Legislature to amend the General Statutes to take away the option of home quarantine for dogs that have bitten persons and that cannot prove that they have had a rabies shot. Moved. Seconded.

MR. ZELINSKI asked if the Committee received a concurrence from the local Dog Warden that he is in agreement with this resolution?

MRS. POWERS said the Committee did not receive a concurrence because he is carrying out the State Statutes as written; that is his duty. Mrs. Powers stated that the State Legislature is being asked to amend the Statutes; we do not want the option to be available. She said if a person is not responsible enough to have the dog receive a rabie shot, how would we know that this person would be responsible enough to take care of the dog during the quarantine period.

MR. ZELINSKI said that he thought if there was some urgent pertinent matter, he thought that the Dog Warden would inform us. Mr. Zelinski said that as he understood the law as it reads, that the dog owner does have the option of home quarantine but also has the option of the dog being at the dog pound or at a veterinary hospital at the expense of the owner. Mr. Zelinski wondered if the Board really wants to urge the State Legislature to ask our citizens who own dogs who might accidentally bite someone, to ask them to incur a large expenditure; after speaking with the dog warden, he said there are not adequate facilities to house all the dogs; Mr. Zelinski asked if we wanted the owners to incur these large expenditures? Mr. Zelinski said he would abstain on this item.

MR. MORRIS Moved the question. Seconded. Carried by voice vote.

PRESIDENT GOLDSTEIN called for a vote on the Sense-of-the-Board Resolution to the State Legislature concerning the elimination of the home quarantine option in Public Act 22-358 regarding the quarantine of dogs. APPROVED by a vote of 24 yes and 7 no votes.

5. MATTER OF SECURITY AT 26 MAIN STREET AND 22 CLINTON AVENUE. Both locations are senior housing residences. Submitted by Rep. Annie M. Summerville D-6, 11/17/87.

HELD IN COMMITTEE

MRS. POWERS asked if the President would appoint a sub-committee to work on this item?

HEALTH AND PROTECTION COMMITTEE: (continued)

PRESIDENT GOLDSTEIN appointed the following members to the sub-committee: Annie Summerville, Chairwoman, Mildred Perillo, Mr. Esposito, Mr. Owens, Mr. Mollo and Mr. Russo.

PARKS AND RECREATION COMMITTEE - Robert DeLuca and Thomas Pia, Co-Chairpersons

No report.

EDUCATION, WELFARE AND GOVERNMENT COMMITTEE - John R. Zelinski, Chairman

No report.

HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE - Lathon Wider, Chairman

No report.

PRESIDENT GOLDSTEIN stated that Ms. Mitchell will be taking Ms. Glover's seat on the Housing and Community Development Committee.

URBAN RENEWAL COMMITTEE - Annie M. Summerville, Chairwoman

MS. SUMMERVILLE said the Urban Renewal Committee met on December 28, 1987. Present were Reps. Owens, Cardillo, Nakian, Jetta, Russo and Summerville. Rep. Martin was excused due to a prior commitment. Also attending the meeting were Kay Fay, Director of Urban Redevelopment and William Hennessey, Esq., representing Washington Boulevard Associates.

The Committee voted unanimously to place the item on the Consent Agenda.

1. PROPOSED RESOLUTION CONCERNING APPROVAL OF A CONTRACT FOR THE EXCHANGE OF PROPERTIES IN THE SOUTHEAST QUADRANT (EXTENDED) URBAN RENEWAL PROJECT FOR PRIVATE REDEVELOPMENT TO 1010 WASHINGTON BOULEVARD ASSOCIATES LIMITED PARTNERSHIP. Submitted by Kenneth J. Fay, Executive Director, Urban Redevelopment Commission 11/12/87.

APPROVED ON CONSENT AGENDA

Ms. Summerville Moved the Consent Agenda. Seconded by Rep. Lyons. APPROVED by a voice vote.

ENVIRONMENTAL PROTECTION COMMITTEE - Stanley Esposito, Chairman - No report.

TRANSPORTATION COMMITTEE - Thomas Clear, Chairman

MR. CLEAR said that due to the inclement weather on December 28, the Committee was unable to obtain a quorum.

TRANSPORTATION COMMITTEE: (continued)

1. STATUS OF POLICE PROTECTION PROVIDED COMMUTERS AT NEW RAILROAD STATION.  
Submitted by Rep. Audrey Maihock R-19, 12/1/87.

HELD IN COMMITTEE

LABOR CONTRACTS LIAISON COMMITTEE - Thomas Burke, Chairman - No report.

SPECIAL COMMITTEES

HOUSE COMMITTEE - Gerald Rybnick, Chairman

MR. RYBNICK stated that regarding the identification badges, he is awaiting a report from Commissioner John O'Brien.

COLISEUM AUTHORITY LIAISON COMMITTEE - David Blum, Chairman - No report.

SPECIAL COMMITTEE TO ASSESS PRIORITY ISSUES - David Jachimczyk and Scott Morris,  
Co-Chairpersons

No report.

ETHICS COMMITTEE - Maria Nakian and Ruth Powers, Co-Chairpersons - No report.

RESOLUTIONS - None

PETITIONS - None

MINUTES

1. NOVEMBER 9, 1987 REGULAR BOARD MEETING - 19th BOARD - APPROVED.
2. DECEMBER 1, 1987 ORGANIZATIONAL MEETING - 20th BOARD - APPROVED.
3. DECEMBER 7, 1987 REGULAR BOARD MEETING - Not ready.

COMMUNICATIONS - None

OLD BUSINESS

MR. ZELINSKI inquired about the identification badges. (Mr. Rybnick already stated that he is awaiting a report from Commissioner John O'Brien)

MR. MORRIS asked if there was anything definite regarding the chairs and desk in the old Legislative Chambers of the Municipal Office Building.

PRESIDENT GOLDSTEIN said that we will hear from Tom Canino shortly as to when the building will be opened to pick up the chairs and desks.

NEW BUSINESS - None

ADJOURNMENT - There being no further business to come before the Board, the meeting was adjourned at 10:05 p.m. after the motion to adjourn had been Seconded and Approved.

*Anne A. Kachaluba*

Anne A. Kachaluba, Acting Administrative  
Assistant and Recording Secretary  
20th Board of Representatives

APPROVED:

*Sandra Goldstein*

Sandra Goldstein, President  
20th Board of Representatives

SG:AMS:ak  
Enclosures

STAMVOTE - ATTENDANCE

20:19:42

01-04-1987

NO	NAME	NO	NAME
1	PRS EVANKO, JUDITH	21	N/P LIVINGSTON, JEREMIAH
2	PRS NAKIAN, MARIA	22	PRS CLEAR, THOMAS
3	N/P PIA, THOMAS	23	PRS WIDER, LATHON
4	PRS OWENS, BOBBY	24	PRS DONAHUE, DONALD
5	PRS MC GRATH, PATRICIA	25	PRS PERILLO, MILDRED
6	PRS LYONS, RICHARD	26	PRS PAVIA, NICHOLAS
7	PRS JETTA, KURT	27	N/P GLOVER, KATIE
8	PRS RYBNICK, GERALD	28	PRS CARDILLO, DOMINICK
9	PRS MOLLO, FRANK	29	PRS MORRIS, SCOTT
10	N/P BURKE, THOMAS	30	PRS PAINTER, CATHY
11	PRS MAIHOCK, AUDREY	31	PRS ZELINSKI, JOHN
12	PRS MARTIN, DAVID	32	PRS SCHOENFELD, NAOMI
13	PRS DE LUCA, ROBERT	33	PRS DE ROSE, JOSEPH
14	PRS ESPOSITO, STANLEY	34	PRS POWERS, RUTH
15	PRS MC MANUS, WILLIAM	35	PRS BLUM, DAVID
16	N/P FEDELE, MICHAEL	36	PRS JACHIMCZYK, DAVID
17	PRS RUBINO, JAMES	37	N/P RINALDI, MARY LOU
18	PRS BROMLEY, ELLEN	38	PRS RUSSO, THOMAS
19	PRS REILLY, KATHLEEN	39	PRS BOCCUZZI, JOHN
20	PRS SUMMERVILLE, ANNIE	40	PRS GOLDSTEIN, SANDRA

NOT PRESENT 6

PRESENT 34

STAMVOTE - VOTE PROCESSING

01-04-1987

20:20:52

NO	NAME	Test yes vote	NO	NAME
1	YES EVANKO, JUDITH		21	N/P LIVINGSTON, JEREMIAH
2	YES NAKIAN, MARIA		22	YES CLEAR, THOMAS
3	N/P PIA, THOMAS		23	YES WIDER, LATHON
4	YES OWENS, BOBBY		24	YES DONAHUE, DONALD
5	YES MC GRATH, PATRICIA		25	YES PERILLO, MILDRED
6	YES LYONS, RICHARD		26	YES PAVIA, NICHOLAS
7	YES JETTA, KURT		27	N/P GLOVER, KATIE
8	YES RYBNICK, GERALD		28	YES CARDILLO, DOMINICK
9	YES MOLLO, FRANK		29	YES MORRIS, SCOTT
10	N/P BURKE, THOMAS		30	YES PAINTER, CATHY
11	YES MAIHOCK, AUDREY		31	YES ZELINSKI, JOHN
12	YES MARTIN, DAVID		32	YES SCHOENFELD, NAOMI
13	YES DE LUCA, ROBERT		33	YES DE ROSE, JOSEPH
14	YES ESPOSITO, STANLEY		34	YES POWERS, RUTH
15	YES MC MANUS, WILLIAM		35	YES BLUM, DAVID
16	N/P FEDELE, MICHAEL		36	YES JACHIMCZYK, DAVID
17	YES RUBINO, JAMES		37	N/P RINALDI, MARY LOU
18	YES BROMLEY, ELLEN		38	YES RUSSO, THOMAS
19	YES REILLY, KATHLEEN		39	YES BOCCUZZI, JOHN
20	YES SUMMERVILLE, ANNIE		40	YES GOLDSTEIN, SANDRA
	N/P 6	N/V 0	YES 34	NO 0 ABS 0