

A regular meeting of the Board of Representatives of the City of Stamford, Conn. was held on Monday, March 4, 1957 in the Cafeteria of the Walter Dolan Jr. High School, Toms Road, Glenbrook. The meeting was called to order by the President, Mr. George Connors, at 8:15 P.M.

INVOCATION was given by Rev. Francis Fenton, Assistant Pastor, St. Mary's Church. Rev. Cornelius J. Looney, originally scheduled to give the invocation was unable to attend because of illness.

ROLL CALL was taken by the Clerk. There were 34 present and 6 absent at the calling of the roll. However, Mr. Gilbert and Mr. DeForest arrived later, changing the roll call to 36 present and 4 absent. The absent members were: William Brett, Doris Zuckert, Charles Bradbury and Rutherford Huizinga.

MR. BAKER spoke in regard to the recent death of Harold E. Parsons, Selectman, and former City Engineer, stating when and where the funeral services would be held, Mr. Connors informed the members that the City officials were meeting at City Hall tomorrow, to attend the services in a body.

MR. BAKER MOVED for a moment of silence in memory of Mr. Parsons. Seconded by Mrs. Peatt and CARRIED unanimously.

After observance of the minute of silence, the regular order of business was resumed.

ACCEPTANCE OF MINUTES - Meeting of February 4, 1957

Mr. Czupka requested that the Minutes be corrected to read that he was present at the Feb. 4th meeting, having arrived later in the meeting.

MR. WATERBURY MOVED for acceptance of the Minutes, as corrected. Seconded by Mrs. Bankowski and CARRIED unanimously.

REPORTS OF COMMITTEES

Steering Committee:

Mr. Connors, Chairman, presented the following committee report:

STEERING COMMITTEE REPORT Meeting held February 18, 1957

The Steering Committee of the Board of Representatives met in the Mayor's Office, City Hall, at 8:20 P.M. on Monday, February 18, 1957. The following members were present: George V. Connors, Chairman, Norton Rhoades, Joseph Iacovo, Rutherford Huizinga, Vincent Vitti, Stephen Kelly, Clement Raiteri, Jr., Helen Peatt, Joseph Milano, John Macrides and George Georgoulis. Mr. Topping was present also, but not as a member of the Steering Committee. The absent members were: Alanson Fredericks (absent for business reasons), William Kaminski, Robert Lewis and Irving Snyder.

The following communications were acted upon:

- (1) Letter dated Feb. 15, 1957 from Classified Employees' Retirement Fund enclosing 40 copies of reports to be distributed to members of the Board.

Ordered filed and copies distributed to members of the Board.

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- (2) Petition for road acceptance dated Feb. 13, 1957, re Hunting Ridge Road from petitioner Foxwood Lake, Inc.

Referred to Planning & Zoning Committee.

- (3) Letter from Mayor Quigley dated Feb. 8, 1957 re appointment to HUBBARD HEIGHTS GOLF COMMISSION - ANDREW ROBUSTELLI, for term ending 12/1/61.

Referred to Appointments Committee.

- (4) Letter from Mayor Quigley, dated Feb. 8, 1957, re: Park, Northeast corner Hoyt & Bedford Streets, addressed to Planning Board, Board of Finance and Board of Representatives, enclosing copy of letter dated Dec. 17, 1956 from First Presbyterian Church, offering a strip of land to the City and a gift of \$25,000 for this purpose. (Note: The Board of Finance deferred action on this at their meeting held Feb. 8, 1957)

No action taken on this, pending Board of Finance action.

- (5) Carbon copy of letter dated Feb. 8, 1957 to Mayor Quigley from Planning & Zoning Director re: Park, Northeast corner of Hoyt & Bedford Streets, APPROVING their authorization of funds for this project, as requested in letter from Mayor dated Feb. 8, 1957.

No action taken, pending Board of Finance Action.

- (6) Letter dated Feb. 7, 1957 from Stamford Small Boat Owners Association, reminding Mr. Connors that they would like to be invited to attend a joint meeting of the "appropriate committees" of the Board and members of the Park Commission.

Referred to Legislative and Rules and Parks and Recreation Committees.

- (7) Letter dated Feb. 5, 1957 from Corporation Counsel to Mayor Quigley, Planning Board, Board of Finance and Board of Representatives, re new layout for Meadow Street under Urban Redevelopment Plan, involving exchange of parcel "D" for parcel "C" as shown on attached map #5958 on file in the Town Clerk's office. Also enclosed, a copy of letter dated Jan. 16, 1957 to Mayor Quigley from a local law firm on the same subject.

No action to be taken on this - for information only - as action would have to initiate in the Mayor's office. Copies were sent to all members of the Board.

- (8) Letter dated Feb. 4, 1957 from Robert Wise of Wise & Wise, law firm, re extension of rent controls, urging that careful consideration be given to property rights and problems involved in extending this Ordinance for another year.

Referred to Legislative & Rules Committee.

- (9) Letter dated Jan. 31, 1957 and letter of Feb. 18, 1957, enclosing a 19 page brief from CITY FIREFIGHTERS, LOCAL 786, regarding request that a fact-finding Committee of the Board of Representatives be appointed, to act as an arbitration Committee in their dispute with the City as to salary increases.

Also, the following letter on the same subject:

- (10) Letter dated Feb. 18, 1957 from the Stamford Central Labor Union, Henry F. Nolan, Secretary, urging the Board of Representatives to set up a Committee to investigate the wage rates of firemen in cities comparable to Stamford, as suggested by the Local Firefighters Union.

It was MOVED, SECONDED and CARRIED unanimously that a letter be written to the Board of Public Safety, asking for their comments as to whether they believe a fact-finding Board is necessary at this time and also that a letter be sent to the Firemen saying that we are unable to do anything until the Board of Public Safety has advised us as to what their action will be and their position in this matter.

- (11) Carbon copy of letter dated Jan. 28, 1957 to Chief of Police from Corporation Counsel re use of city-owned Police firearms range for the Rippowam Rifle and Gun Club, Inc.

No action to be taken on this, but referred to the Health & Protection Committee.

- (12) Letter dated Feb. 18, 1957 from John J. McKenna, complaining of overflowing of septic tanks in the vicinity of his home in Springdale.

Referred to Health & Protection Committee.

All fiscal matters, approved by the Board of Finance at their Feb. 8, 1957 meeting, requiring action by the Board, were referred to the Fiscal Committee and the Public Works Committee for recommended action.

MR. RAITERI brought up the subject of the printing of Ordinances in newspapers, in their entirety and MOVED that this be dispensed with when the Ordinance is finally adopted, as a expense saving measure. Seconded by Mr. Rhoades and CARRIED unanimously. It was agreed that the provisions of Sec. 204.1 of the Charter must be complied with, but also that Sec. 204.1d provides that publication may be dispensed with, if copies are made available in the office of the Town Clerk for public inspection.

The balance of the meeting was devoted to the discussion of Bills before the State Legislature affecting Stamford.

Representatives from the State Legislature were present for this discussion, Representative Hilda Clarke and Representative Webster Givens, and the following Bills were discussed and referred to the proper Committees for study and recommendation:

HOUSE BILL #387 (Concerning High Ridge Road in Stamford)
Referred to:
PUBLIC WORKS COMMITTEE and
HEALTH & PROTECTION COMMITTEE

HOUSE BILL #530 (Authorizing the State to issue bonds for the construction of educational facilities at the University of Connecticut, \$420,000 being earmarked for Stamford)

Referred to:
EDUCATION, WELFARE & GOVERNMENT COMMITTEE

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SENATE BILL #589 (To equalize the motor vehicle tax in Stamford)
Hearing to be held Feb. 21, 1957

Referred to:
FISCAL COMMITTEE

HOUSE BILL #621 (Concerning pensions for policemen and firemen)

Referred to:
PERSONNEL COMMITTEE and
HEALTH & PROTECTION COMMITTEE

HOUSE BILL #630 (Amending the Charter with respect to Zoning & Planning)

Referred to:
LEGISLATIVE & RULES COMMITTEE and
PLANNING & ZONING COMMITTEE

HOUSE BILL #838 (Concerning the Dept. of Parks & Recreation)

Referred to:
PARKS & RECREATION COMMITTEE

HOUSE BILL #844 (Concerning pension for JOHN A. REILLY, former probation officer in City Court)

Referred to:
FISCAL COMMITTEE and
PERSONNEL COMMITTEE

HOUSE BILL #864 (Concerning policeman and fireman pensions in Stamford in regard to retired members whose pensions are inadequate, because of inflation)

Referred to:
PERSONNEL COMMITTEE and
HEALTH & PROTECTION COMMITTEE

HOUSE BILL #867 (Pension for Elizabeth Keeley, City Court employee)

Referred to:
FISCAL COMMITTEE and
PERSONNEL COMMITTEE

HOUSE BILL #871 (Pensions for elected and appointed officials with 25 years or more of service)

Referred to:
FISCAL COMMITTEE and
PERSONNEL COMMITTEE

SENATE BILL #984 (To amend Charter concerning budget of Stamford Historical Society)

Referred to:
EDUCATION, WELFARE & GOVERNMENT COMMITTEE

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- HOUSE BILL #994 (Concerning Municipal Housing Authority by amending Public Act #68 of the Nov. 1955 Special Session of Legislature)
Referred to: HOUSING COMMITTEE
- HOUSE BILL #1027 (Concerning High Ridge Temporary Housing Development for Veterans)
Referred to: HOUSING COMMITTEE
EDUCATION, WELFARE & GOVERNMENT COMMITTEE
HIGH RIDGE VETERANS COMMITTEE (Mayor's Committee)
- HOUSE BILL #1121 (Concerning placing, planning, construction and maintenance of all highway bridges in State under the jurisdiction of the Highway Commissioner of the State of Connecticut)
Referred to: PUBLIC WORKS COMMITTEE
- HOUSE BILL #1132 (Concerning the widening and improvement of High Ridge, and Long Ridge Roads in Stamford)
Referred to: PUBLIC WORKS COMMITTEE and
HEALTH & PROTECTION COMMITTEE
- HOUSE BILL #1134 (Concerning Merritt Parkway exits and entrances in Stamford)
Referred to: PUBLIC WELFARE COMMITTEE and
HEALTH & PROTECTION COMMITTEE
- HOUSE BILL #1164 (Concerning cleaning and improving Rippowam and Noroton Rivers and Cove Pond by State Flood Control and Water Policy Commission)
Referred to: PUBLIC WORKS COMMITTEE
- HOUSE BILL #1280 (Concerning revision of Custodians and Mechanics Pension Plan to give coverage to employees of Board of Education who have previously served with other City Depts. and have not received credit for same)
Referred to: PERSONNEL COMMITTEE

The ten other Bills, previously sent to the Legislature, were approved by the Board of Representatives at their meeting held January 14, 1957, and which required recommendation by the Charter Revision Committee, were not discussed, having received approval by the Board at that time.

It was decided to hold a Special Meeting of the Board of Representatives some time in March, pending notification of the date selected for "Stamford Day".

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There being no further business to come before the Board, upon MOTION of MR. RAITERI, seconded and CARRIED unanimously, the meeting adjourned at 10:15 P.M.

Respectfully submitted,

George V. Connors,
Chairman
Steering Committee

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Fiscal Committee:

Mr. Kaminski, Chairman, presented the following report:

FISCAL COMMITTEE REPORT

The Fiscal Committee of the Board of Representatives met Wednesday, February 20, 1957 at 8 P.M. in the Mayor's office, City Hall.

Mrs. Doris Zuckert, Messrs. Rutherford Huizinga and William Kaminski were present.

(1) Department of Public Works - Snow Removal - Code 412a.6a (Mayor's letter 1/25/57)

The original request of \$20,000 was reduced to \$15,000 by the Board of Finance. The Fiscal Committee recommends the appropriation of \$15,000 for Snow Removal, Code 412A.6A

(2) Department of Public Works - \$12,760 - Mayor's letter 1/31/57

The request for \$13,000 for Code 412F, Street Lighting, was reduced by the Board of Finance to \$10,000.

The request for \$3,500 for Code 417, Gas, Oil, Repairs, was reduced to \$2,500 by the Board of Finance.

The request for \$260 for Code 416.8, Transportation Allowance, was allowed by the Board of Finance.

The Fiscal Committee recommends the following appropriations:

Code 412F.	Street Lighting-----	\$10,000
Code 417	Gas, Oil, Repairs-----	2,500
Code 416.8	Transportation allowance-----	260
Total-----		\$12,760

William C. Kaminski,
Chairman
Fiscal Committee

(1) Department of Public Works - \$15,000 for Snow Removal - Code 412A.6A (See Mayor's letter 1/25/57)

MR. KAMINSKI MOVED for approval of the above request. Seconded by Mr. Topping and CARRIED unanimously.

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(2) Department of Public Works - \$12,760 - (See Mayor's letter 1/31/57)

Code 412F	Street Lighting-----	\$10,000
Code 417	Gas, Oil, Repairs-----	2,500
Code 416.8	Transportation Allowance-----	260
		<u>\$12,760</u>

MR. KAMINSKI MOVED for approval of the above request. Mr. Topping said it had the approval of the Public Works Committee. Seconded by Mr. Georgoulis.

MR. FREDERICKS: "I am sorry to pick on the Department of Public Works, but in their letter, requesting this appropriation they fail to mention something which I think should be brought out. When the Operating Budget was approved, these first two items were reduced. If this were a private industry and the budget were cut, then the particular Department in question would have to cut their budget to conform with their allocation. These emergency appropriations requests always seem to come in to replace the amount that their budget was cut. It looks to me as if the Departments in this City pay no attention to the fact that their allocation was cut and just go merrily on their way spending until it is gone. No private business organization could be run on these lines. I object very strenuously to this line of reasoning. I have no objection to the item of \$260 as this was a legitimate oversight."

MR. KAMINSKI MOVED the question. He said it had been approved by the Fiscal Committee by unanimous vote.

MR. VITTI said he thought this expenditure had been necessitated because of extra unforeseen contingencies in regard to snow removal and MOVED to hear from Mr. Chase who was present. Seconded by Mr. Longo and CARRIED unanimously.

MR. FREDERICKS: "I think the letter should set forth the reasons why the money is needed, if that is the case."

MR. CHASE: "Our request was a legitimate and honest request and there was no padding. Since the original budget request, the prices of gasoline, oil and repairs have gone up considerably and there is nothing much we can do about it, except to ask for more money."

MR. NOLAN: "I think that some of these people would be the first ones to complain if the streets were not kept cleaned of snow because of the lack of money to finance their operations."

MR. NOLAN MOVED the previous question. Vote taken on item (2) above and CARRIED unanimously.

Legislative and Rules Committee:

Mr. Raiteri presented the following Minutes of his Committee:

REPORT OF LEGISLATIVE & RULES COMMITTEE March 4, 1957

Meetings of the Legislative and Rules Committee were held at Avignone's Restaurant on February 14, 21 and 28. Chairman Raiteri presided at all meetings. Mr. Baker acted as clerk.

The meeting of February 14 was devoted to further work on the Building Code with emphasis on the Plumbing and Heating Code portions. Present to assist

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was a seven man delegation from the Master Plumbers Association and from the local Union. Work has progressed on this phase of the Code where the draft of the new document is ready for typing. Emphasis will now be centered on the Sewer Code portion and then on the Building Code itself. It is hoped that a preliminary version of all three Codes will be ready for presentation to the Board at the June meeting.

The meetings of February 21 and 28 were devoted to discussing current matters. A listing of such subjects and action taken are as follows:

1. Final adoption of circus ordinance

The Committee again reviewed the proposed ordinance to repeal Articles II and III of Chapter 30 of the Code of General Ordinances relating to Carnivals, Circuses and Wild West Shows and to substitute therefor an ordinance prohibiting such activities in the municipality. It is recommended that the two proposed ordinances be passed for final adoption with the strong recommendation that the amendment voted at the February meeting of the Board be dropped from the final version.

2. Final adoption of Rent Control Ordinance Extension

Upon the advice of the Asst. Corporation Counsel it was decided by a vote of 3-2 to recommend final adoption of this ordinance (see Att. #1) including certain amendments proposed by Atty. Milton Turkel in his letter of February 19, 1957 (see Att. #2) which are intended to close the potential loopholes revealed by the Court decision on the Hartford ordinance.

3. Requirement of filing fees with appeals from Planning & Zoning Boards

The Assistant Corporation Counsel in letter dated February 20, 1957 (see Att. #3) has stated the opinion that with respect to appeal petitions referred to the Board of Representatives by the Planning or Zoning Boards "it is implicit in the very act of referral that the Zoning (or Planning) Board has made a determination that the petition for referral meets the charter requirements "relating to the prescribed signatures.

In view of this decision, the Committee requests that a letter be sent to the Planning and Zoning Director inquiring as to the program which they will establish to make such a determination. It is further requested that the Chairman of this Committee be authorized to meet with the Planning & Zoning Director to assist in the formation of such a program.

4. Transcript of Planning & Zoning hearings

The Committee has been informed by the office of the stenotypist who usually records the hearings that upon request stencils can be provided in lieu of typed transcripts at the price of \$1.65 per page. The Commissioner of Finance has advised the Committee that such stencils can be reproduced in any required number by his organization and the expense would be chargeable to Finance Department budget. The Committee requests authority to proceed with the necessary arrangements to obtain a minimum of 40 copies of such transcripts.

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5. Proposed ordinance (for publication) re Park Commission and Board of Recreation setting forth powers of same

The respective agencies have requested a meeting with L & R to reconcile their views on this subject. Such a meeting will be set up for later this week. They have also suggested that the proposed bill to consolidate the activities into one department be discussed. This seems reasonable as a prelude to the special meeting of March 11. The Committee requests that the agenda item be recommitted pending the meeting with the two groups. Further, in order that advantage may be derived from the already planned meeting, it requests that House Bill 838 covering the consolidation, presently referred only to Parks and Recreation Committee, be also referred to L & R. If such referral is made, the P & R Committee and the Hubbard Heights Board will be asked to also attend so that the matter may be considered prior to the March 11 meeting.

Att.

Respectfully submitted

Approved

E. B. BAKER
Clerk

C. L. RAITERI JR.
Chairman

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- (1) Ordinance re carnivals, circuses and wild west shows in Stamford (See 9 on page 1504 of Feb. 4, 1957 Minutes)

MR. RAITERI MOVED for adoption of this Ordinance, leaving out the amendment proposed by Mr. Fredericks at the time this Ordinance was adopted for publication.

MR. FREDERICKS spoke regarding this ordinance. He said it was his understanding that Mr. Nolan believes that the State Statutes are enough to cover this particular point. He said he thought as a matter of ordinance interpretation, if you repeal an ordinance with a waiving clause and then waive the waiving clause by inference, you may be by this action destroying the waiving clause. He thought it was important enough to make particular reference to the waiving clause for proper interpretation.

(Mr. Plotkin arrived at this time.)

MR. FREDERICKS MOVED to amend the Ordinance by adding a waiving clause, taking the place of the amendment he offered at the Feb. 4th meeting, as follows:

"This Ordinance is not intended to apply to any fair or amusement or entertainment similar thereto, conducted by a local bona fide fraternal, charitable or religious organization under the provisions of the State Statutes pertaining thereto."

There was further discussion of the appropriateness of Mr. Fredericks' amendment to the Ordinance. Mr. Fredericks said in explanation: "If you want to be accurate, you need definitive language or you can get yourself into litigation."

MR. RAITERI accepted Mr. Fredericks' amendment. His Motion, as amended, was seconded by Mr. Nolan and the following Ordinance was adopted by a vote of 33 in FAVOR and 3 OPPOSED:

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ORDINANCE NO. 61 SUPPLEMENTALCARNIVALS, CIRCUSES AND WILD WEST SHOWS

BE IT ORDAINED BY THE CITY OF STAMFORD THAT:

Articles II and III of Chapter 30 in the Code of General Ordinances and which deals with Carnivals, Circuses and Wild West Shows are hereby repealed, and

BE IT FURTHER ORDAINED that no Carnivals, Circuses or Wild West Shows shall be conducted, operated or performed within the City of Stamford, and

BE IT FURTHER ORDAINED that this Ordinance is not intended to apply to any fair or amusement or entertainment similar thereto, conducted by a local bona fide fraternal, charitable or religious organization under the provisions of the State Statutes pertaining thereto.

This Ordinance shall become effective immediately upon enactment.

- (2) Final Adoption of Rent Control Ordinance, extending controls until March 31, 1958.

It was decided to hear from Mr. DiSesa, the Assistant Corporation Counsel, in regard to questions concerning this Ordinance.

Mr. DiSesa explained the difference between the proposed ordinance and the one adopted by Hartford. He explained that the Hartford Ordinance did away with the landlord's right to go to Court. He said what the Supreme Court was talking about was the landlord's right to go to Court.

MR. TOPPING: "Is that the only thing in this new rent control ordinance that has been changed?"

MR. DISESA: "Yes."

MR. FREDERICKS: "I believe the rent control ordinance is an invalidation of the State Statutes. I fear that if this Board continues an invalid ordinance of what might happen to the tenants. I think Mr. Turkel is on the right track in regard to his suggested changes, but he does not go far enough."

MR. RAITERI MOVED for the final adoption of the Rent Control Ordinance. Seconded by Mr. Nolan.

MR. McLAUGHLIN, one of the members of the Legislative & Rules Committee, submitted the following MINORITY REPORT of this Committee, as follows:

As a matter of record over the years the CONTINUATION of rent controls has had NO apparent effect, NOR WILL IT HAVE in the FUTURE, on the provision of additional rental units. This being the fact, passage of this Ordinance will in NO WAY beneficially affect the basic problem - the shortage of housing.

Practically then, the ONLY effect this Ordinance has is to subsidize the existing tenants by FREEZING them in their present quarters at the LANDLORD'S EXPENSE and to the DEPRECIATION of property which cannot be maintained at even MINIMUM standards

at the LOW rents now being received. Furthermore, in a period of UNPARALLELED prosperity, if the tenants are unable to secure housing in this community at equitable rates, it is obvious that THEY NEVER WILL. The State Legislature has on numerous occasions over recent years REJECTED PROPOSALS to allow municipalities to regulate rents. If this power is implicit in our Charter, which derives its power from the State Legislature, why then is there a pending Bill BEFORE the Senate to GRANT such power? Obviously, the Legislature does not believe we have such power.

If we have no such power, how can we dare to interfere with the freedom of contract between individuals?

The Minority members of the Legislative & Rules Committee strongly urge that this Ordinance be defeated.

Jack McLaughlin
Paul Plotkin
Ellis Baker

MR. McLAUGHLIN urged that the Ordinance on Rent Controls be defeated.

MR. GEORGOULIS: "We are the Legislative body in the City of Stamford. No one up in Hartford is going to tell us how we should write our Ordinances. We want an Ordinance that helps both the tenant and the landlord, because Stamford simply does not have enough housing. How many landlords are there in the City of Stamford and how many went up to Hartford? Let's not take the gougers under consideration."

MR. RHOADES: "I have a very brief statement to make on this subject. I will support the Rent Control Ordinance."

MR. RUSSELL said he thought it a good idea to listen to the opinion of the members of our Board who are on the Rent Control Board. (Referring to Mr. Wynn and Mr. DeForest)

MR. WYNN: "We combined some figures from some of the cases we have heard during the past year."

MR. DEFOREST: "I feel that the very existence of the Rent Control Board is a deterrent to abuses. Out of 322 cases during the past year, 199 have been processed and 123 are pending. I would agree with Mr. Russell that just as soon as the emergency is over that we should do away with rent controls."

MR. KOLICH: "I would like to ask the Legislative & Rules Committee why there was no consideration given to the percentage increase."

MR. RAITERI: "The landlords were not seeking to gouge - they were seeking a fair rent. In the Fair Rent Board each case is considered independently and determined on its own merits."

MR. DEFOREST: "There were 11 cases in which no increases were granted; 5 in which they got the full increase; 8 received partial and 94 were withdrawn."

MR. KAMINSKI: "Generally, in the ones that were refused, what were the usual basis of refusal?"

MR. DEFOREST: "The place did not measure up to the rental requested."

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MR. WYNN: "We have a certain formula that we go by and delve into each case on its own merits when it comes before us and try to set a fair rental."

MR. DEFOREST: "Of the 199 processed, no increase was granted to 11 cases."

MR. KAMINSKI: "In view of the fact that only 5% of all appeals were turned down, with a percentage increase, it would eliminate a lot of appeals in the future. We all agree that during the last year the cost of real estate has gone up considerably. I was sorry to hear certain derogatory remarks made in regard to certain sections of our citizenry. I believe consideration should be given to allowing landlords a percentage increase to allow for the difference in increased expenses."

MR. FREDERICKS: "The only stand I can take on this is that it is in direct violation of the State Statutes. In regard to the Hartford case, the Supreme Court acted on this because it was a violation of the Summary Process clause of the State Statutes. Our Department of Law has not compared the amendment suggested by Mr. Turkel with the decision of our highest Court. I think we erred badly when we passed the original Ordinance. I shudder to think of the possible effects if it is found void from its original inception."

MR. MACRIDES: "In the light of what Mr. Fredericks has suggested, I think that we should take a few minutes out to try to work out something that would meet with the approval of all of the members."

MR. MACRIDES MOVED for a 15 minute recess. Seconded by Mr. Nolan.

MR. RHOADES AMENDED the motion to recess to call for a meeting of the Legislative and Rules Committee with the Majority and Minority Leaders and the Assistant Corporation Counsel. He also included Mr. Turkel, who was present and had written a letter with suggested improvements in the proposed Ordinance.

VOTE taken on motion as amended and CARRIED by unanimous vote. The recess took place at 9:45 P.M.

The President called the meeting to order at 10:10 P.M.

MR. FREDERICKS: "Well, we tried to plug all the loopholes, but it is an almost impossible task to accomplish a thing like that in a few minutes."

MR. FREDERICKS MOVED the question of the adoption of the Ordinance as amended.

MR. VITTI requested a roll call vote.

VOTE taken on Mr. Vitti's motion - 16 in FAVOR and 19 OPPOSED.

MR. FREDERICKS MOVED the question. There followed some discussion in regard to whether it was necessary to have a roll call vote, there being the question of one fifth of the members present requesting such a vote. It was decided that a roll call vote was necessary.

A roll call vote was taken in regard to Ordinance No. 62 Supplemental by the following vote:

THOSE OPPOSED

Ellis B. Baker
Mary J. Bankowski
Alanson R. Fredericks

THOSE IN FAVOR

Eugene F. Barry
George V. Connors
Edward C. Czupka

Joseph F. Iacovo
Alan H. Ketcham
Robert Lewis
John R. Lilliendahl, Jr.
Jack McLaughlin
Helen J. Peatt
Paul A. Plotkin

John L. DeForest
Robert A. Findlay
George Georgoulis
Charles A. Gilbert
Salvatore Giuliani
William G. Hearing
William C. Kaminski
Stephen E. Kelly
Anthony Kolich, Jr.
Frank W. Longo
John C. Macrides
Joseph P. Milano
William D. Murphy
John R. Nolan
Clement L. Raiteri, Jr.
Norton Rhoades
George E. Russell
Gerald J. Rybnick
Irving G. Snyder
Thomas J. Topping
Vincent J. Vitti
Clifford Waterbury
Edward P. Wynn, Jr.

The following Ordinance was CARRIED by a vote of 26 in FAVOR and 10 OPPOSED, as above set forth.

ORDINANCE NO. 62 SUPPLEMENTAL

REGULATION OF RENT AND HOUSING ACCOMMODATIONS

BE IT ORDAINED BY THE CITY OF STAMFORD THAT:

1. FINDING AND DECLARATION OF NECESSITY

It is declared: That as a result of the lack of construction of private rental housing accommodations during the period of World War II and as a result of the construction of the State Thoroughway, it is hereby found and declared that there exists a shortage of rental housing accommodations, which shortage has and will lead to unreasonable increases in rent to the resulting injury to the public health, safety and welfare of the City.

2. DEFINITIONS

As used in this Ordinance, the term "housing accommodation" shall mean any building or part thereof, occupied or suitable for occupancy as a place of abode, with any land or buildings appurtenant thereto and any services, furniture and facilities supplied in connection therewith: "rent" shall mean any consideration, including any bonus, benefit, or gratuity, demanded or received for the use or occupancy of any housing accommodation.

3. FAIR RENT BOARD

Upon passage of this Ordinance, the Mayor shall appoint a Fair Rent Board, consisting of six persons, three of whom shall be recommended for appointment by the Majority Leader of the Board

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of Representatives and three of whom shall be recommended for appointment by the Minority Leader of said Board. The Commissioner of Finance shall furnish such Board with such necessary clerical assistance as they may need for the purpose of maintaining its records.

4. REGULATIONS

Said Board may make orders and regulations necessary to carry out its duties under this Ordinance and for the purpose of preventing unreasonable increases in rents and the resulting injury to the public health, safety and welfare. Such regulations shall include a determination of the types of housing accommodation to which this Ordinance shall apply and provide for the making of individual adjustments in cases in which the rent is deemed to be inequitable, having due regard to the investment of the property owner, increases in property maintenance, taxes, or other applicable costs.

5. ADJUSTMENT OF RENTS

In any case where increases in rent are considered excessive by the tenants, they may apply to the Board for relief within thirty (30) days of written notice of said increase. Pending a determination of the Rent Board, the tenant shall continue to pay the rent in existence immediately prior to notice of said increase. The Board may determine the rent effective as of the date of such notice.

6. STUDIES AND HEARINGS

The Board may make studies and conduct hearings for the purpose of obtaining any information it considers necessary for the administration and enforcement of this Ordinance. For such purpose it may require any landlord or tenant, or any agent or employee of any landlord or tenant, to furnish, under oath, any information required by it and may require the production of any records or other documents and may inspect housing accommodation. Such Board may, for such purposes, administer oaths and issue subpoenas. The Board shall not disclose any information so obtained if a request for confidential treatment is made by the person furnishing such information, unless such Board determines that the withholding thereof is contrary to the public interest.

7. PROTEST TO BOARD

Any person affected by any order or regulation of the Board, may file a protest, setting forth his objections thereto, with written evidence in support of such objections. Statements in support of such order or regulation may be received by the Board. As soon as possible after such filing, the Board shall grant or deny such protest, provide for a hearing thereof, or provide an opportunity to present further evidence in connection therewith. If the Board denies such protest, in whole or in part, it shall inform the protestant of its reasons therefor. If the Board fails to grant or deny such protest within thirty (30) days after such protest is filed, it shall be deemed to be denied.

8. APPEALS

Any person aggrieved by any such decision of the Board may, within thirty (30) days, appeal to the Court of Common Pleas, or to any Judge thereof, when said Court is not in session, and said Court or such Judge shall review the findings of the Board in such case. Pending any such appeal to the said Court, or said Judge, the orders or regulations of the Board shall be in effect.

9. EVICCTIONS

So long as the tenant continues to pay the rent to which the landlord is entitled, the landlord shall have no substantive right to recover possession of, and no tenant shall be removed from, any housing accommodations by action to evict or to recover possession, by exclusion from possession or otherwise, nor shall any person attempt to such removal or exclusion from possession, notwithstanding that such tenant has no lease or that his lease or other rental agreement has expired or otherwise terminated and regardless of any contract, lease, agreement or obligation heretofore or hereafter entered into which provides for entry of judgment upon the tenant's confession for breach of the covenants thereof, or which otherwise provides contrary hereto, unless:

- (a) The tenant who had a written lease or other written rental agreement, has refused upon demand of the landlord to execute a written extension or renewal thereof for a further term of like duration, but not in excess of one year, for a rent not in excess of the rent as prescribed by Sec. 5, but otherwise on the same terms and conditions as the previous lease or agreement, except so far as such terms and conditions are inconsistent with this Ordinance; or
- (b) The tenant has unreasonably refused the landlord access to the housing accommodation for the purpose of inspection or of showing the accommodation to a prospective purchaser, mortgagee or prospective mortgagee, or other person having a legitimate interest therein; provided such refusal shall not be ground for removal or eviction if such inspection or showing of the accommodation is contrary to the provisions of the tenant's lease or other rental agreement; or
- (c) The tenant has violated a substantial obligation of his tenancy, other than an obligation to pay rent, and has continued, or failed to cure, such violation after written notice by the landlord that the violation cease, or is committing or permitting a nuisance, or is using or permitting, a use of the housing accommodations for an immoral or illegal purpose; or
- (d) The tenant's lease or other rental agreement has expired or otherwise terminated, and at the time of termination the occupants of the housing accommodations are sub-tenants or other persons who occupied under a rental agreement with the tenant, and no part of the accommodation is used by the tenant as his own dwelling; or
- (e) The landlord seeks in good faith to recover possession for the

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immediate purpose of demolishing the housing accommodation, or of substantially altering or remodeling it in a manner which cannot practicably be done with the tenant in occupancy and the plans for such alteration or remodeling have been approved by the proper authorities, if such approval is required; or

(f) The landlord owns or has acquired the right to buy the housing accommodations and has an immediate compelling necessity to recover possession of such accommodation for use or occupancy as a dwelling for himself or for members of his immediate family, or has served during the period of the war emergency in the armed forces of the United States and in good faith seeks possession for his own occupancy; or

(g) The Board certifies, on grounds other than those stated above, that the landlord may pursue his remedies in accordance with law. The Board may grant such Certificate if the landlord establishes that the ground for removal or eviction is not inconsistent with the purpose of this Ordinance. The Certificate of the Board in such case shall set forth the date after which the remedy in accordance with law may be pursued, which shall not be earlier than three (3) months from the date of the filing of the Petition by the landlord.

10. RECEIPTS

The Landlord shall in every case of payment of rent, give a receipt, setting forth the amount and period for which the rent is paid.

11. PENALTY

Any person, who, after any such adjustment, as provided in Section 5 demands or receives rent in excess of the amount so determined, or who violates any regulation or order issued under Section 4, or who removes, or attempts to remove, any tenant from any housing accommodation in violation of Section 9, or because such tenant has taken, or proposes to take action authorized by this Ordinance, or any order or regulation issued thereunder, or shall refuse to give a receipt in violation of Section 10, shall be fined not more than twenty-five (\$25.00) dollars, or imprisoned not more than thirty (30) days, or both.

12. INJUNCTION

When, after inquiry, the Board finds that any person has engaged, or is likely to engage in any practice designated in Section 11, it may apply to the Court of Common Pleas, or to the City Court, or to any Judge thereof, when said Courts are not in session, for an order enjoining such practice.

13. NEW CONSTRUCTION

The provisions of this Ordinance shall not apply to any building, the construction of which was not completed to such an extent that the premises were occupied July 7, 1947, and to any building which may be constructed after said date.

14. TERMINATION

This Ordinance and all regulations promulgated and orders issued hereunder shall cease to be effective upon termination by the Board of Representatives of the City of Stamford, or on March 31, 1958, whichever is sooner.

15. TIME WHEN OPERATIVE

This Ordinance shall take effect upon its adoption.

(3) Requirement of filing fees with appeals from Planning & Zoning Boards

MR. RAITERI presented the following letter from the office of the Corporation Counsel in regard to this matter:

CITY OF STAMFORD, CONNECTICUT

February 20, 1957

Mr. Clement Raiteri, Jr., Chairman
Legislative & Rules Committee
Board of Representatives
City Hall
Stamford, Connecticut

Dear Mr. Raiteri:

This is in response to your request for an opinion as to whether the Board of Representatives must first determine if a petition for referral of a zoning or planning matter to the Board of Representatives complies with Charter requirements as to signatories before hearing it on its merits.

The procedure for referrals from the Zoning Board to the Board of Representatives is set forth in Sections 552.2, 552.3, and 553.2 of the Charter and in Sections 522.4 and 522.5 for referrals from the Planning Board.

Since for the purpose of this opinion, the requirements of each section are substantially the same, only Section 552.2 regarding referrals by opponents of proposed amendments to the Zoning Board will be here considered, although the same reasoning applies to all other referral provisions.

Section 552.2 provides in part:

"After the effective date of the master plan, if the owners of twenty per cent or more of the privately owned land in the area included in any proposed amendment to the zoning map, or if the owners of twenty per cent or more of the privately owned land located within five hundred feet of the borders of such area, file a signed petition with the Zoning Board, within ten days after the official publication of the decision thereon, objecting to the proposed amendment, said decision shall have no force or effect, but the matter shall be referred

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By the Zoning Board to the Board of Representatives within twenty days after such official publication, together with written findings, recommendations and reasons....."

This section provides that the filing of a petition by the required amount of property owners has the immediate effect of rendering the Zoning Board decision of no force and effect. Since the nullification of said decision precedes in point of time the referral of the proposed amendment by the Zoning Board to the Board of Representatives, it is implicit in the very act of referral that the Zoning Board has made a determination that the petition for referral meets the Charter requirements.

This is not to say that the Board of Representatives cannot re-examine the sufficiency of the petition either upon its own initiative, or at the request of an interested party. However, in the absence of circumstances indicating a necessity for such determination, the Board of Representatives may assume that a matter referred to it by the Zoning or Planning Board has the requisite amount of signatures.

Very truly yours,

CORPORATION COUNSEL

By: Arthur L. DiSesa
Assistant Corporation Counsel

MR. RAITERI MOVED that a letter be sent to the Planning & Zoning Director inquiring as to the program which they will establish to determine that a petition for referral meets the requirements of the Charter, and that the Chairman of the Legislative & Rules Committee be authorized to meet with the Planning & Zoning Director to assist in the formation of such a program. Seconded by Mr. Plotkin and CARRIED unanimously.

(4) Transcript of Planning & Zoning Board Hearings (See page 1463 of 1/7/57 meeting; pages 1502, 1503 of 2/4/57 minutes)

MR. RAITERI explained that it would be possible to have stencils prepared by the Stenotypist who records the hearings, at a cost of \$1.65 per page, to be paid for, as presently done, by the Department of Finance. These stencils would be done only in the event of an appeal to the Board of Representatives, instead as it is now done, with only one copy being typed. The Mimeograph Department could then run off as many copies as would be needed, so that each member of the Board could be furnished with a copy.

MR. RAITERI MOVED that the above outlined method be followed in the future, namely, to have stencils prepared of the public hearings before the Planning & Zoning Boards. Seconded by Mr. Kelly and CARRIED unanimously.

MR. PLOTKIN brought the subject of the advisability of holding a public hearing when these appeals are brought to the Board of Representatives. He said if this were done a public notice would have to be printed in the newspaper to allow the general public to present their views.

MR. MACRIDES and MR. RHOADES agreed with Mr. Plotkin and Mr. Macrides said he thought the entire Board would have to sit as a Committee of the Whole in any consideration of these appeals.

MR. RAITERI said if this procedure were followed, then it would not be necessary to have 40 copies of the transcript of the Planning & Zoning Board hearings, because we would then have our own hearing. He said he thought it a waste of time to hold two separate hearings by two separate Boards.

MR. RUSSELL said he thought it would be a good idea before any action is taken on holding a separate public hearing to go back in the records and find out just how many members of this Board attend meetings of this sort.

MR. FREDERICKS suggested that this matter be discussed at a future meeting.

(5) Proposed Ordinance (for publication) re Park Commission and Board of Recreation, setting forth powers of same.

MR. RAITERI asked for recommitment of this proposed Ordinance and MOVED that House Bill #838 covering the consolidation of these be referred to the Legislative & Rules Committee. Seconded by Mr. Fredericks.

MR. KELLY read that part of his Committee Minutes in regard to this subject and read a letter from Mr. Connell dated Jan. 22, 1957, and recommended that the proposed Ordinance be disapproved.

VOTE on Mr. Raiteri's motion and CARRIED unanimously.

Public Works Committee

MR. TOPPING, Chairman, presented the following Committee report:

REPORT OF PUBLIC WORKS COMMITTEE

Meeting held at 28 Lenox Avenue at 8 P.M. Members present:
Eugene Barry, Anthony Kolich and Thomas Topping.

Fiscal items discussed and voted to be approved, were:

412A.6A	Snow Removal-----	\$15,000.00
412F	Street Lighting-----	10,000.00
417	Gas, Oil, Repairs-----	2,500.00
416.8	Transportation-----	260.00

Also, House Bills referred to Public Works were discussed and it was voted to recommend to the Board of Representatives that it approve the following Bills:

- H. B. 387 - To widen High Ridge Road
- H. B. 1121 - Highway Bridges
- H. B. 1132 - Widening of High Ridge and Long Ridge Roads
- H. B. 1134 - Merritt Parkway Exits
- H. B. 1164 - Cleaning Rippowam & Noroton Rivers
- H. B. 1165 - State Funds for Beach & Flood
- H. B. 1167 - Cove Island & Cummings Park

On the subject of littering of our streets, it was voted to request the Board of Representatives to send a letter to the Commissioner of Health, urging that he enforce the regulation on closing of the doors on garbage collection trucks - specific violations can be furnished, if he so desires.

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It was also voted that the Board of Representatives be asked to send a letter to the Police Department, commending them upon, at long last, enforcing Ordinance #57 Supplemental, as amended, and urging that this Ordinance also be enforced against all trucks using our highways in violation of this particular Ordinance.

Re: H. B. 1164 - Mayor's Bill for cleaning Rippowam and Noroton Rivers.

H. B. 1165 - State funds for beach and flood erosion control.

H. B. 1167 - Bond issue for continuing shore and beach erosion control programs.

These Bills should be either approved or disapproved tonight, as the Water Resources and Flood Control Commission will have these Bills on March 7th and word of what action this Board takes on these Bills should be sent to Mrs. Clarke, Mr. Givens and Mr. Grant.

Respectfully submitted,

Thomas J. Topping

MR. TOPPING MOVED that a letter be sent to the Commissioner of Health, urging that he enforce the regulation on the closing of doors on garbage collection trucks. Seconded by Mr. Hearing and CARRIED unanimously.

MR. TOPPING MOVED that a letter be sent to the Police Department commending them on their enforcement, at long last, of Ordinance #57 Supplemental. Seconded by Mr. Rhoades and CARRIED unanimously.

MR. TOPPING MOVED for approval of the following Bills, due to come before a Committee of the House of Representatives for a hearing on March 7th: House Bill #1164, House Bill #1165 and House Bill #1167. Seconded by Mr. Russell on the first Bill and the second Bill, the third being seconded by Mr. Kaminski. All were approved by unanimous vote.

MR. TOPPING MOVED that letters be written to Mrs. Clarke, Mr. Givens and Senator Grant, notifying them of the action of this Board. Seconded by Mr. Baker and CARRIED unanimously.

MR. FREDERICKS MOVED for approval of Mr. Topping's report. Seconded and CARRIED by unanimous vote.

Health & Protection Committee

MR. MILANO, Chairman, presented the following Committee report:

HEALTH & PROTECTION COMMITTEE REPORT

The Health and Protection Committee met on Thursday, February 28, 1957 at the Police Building.

The Committee met with Chief Richardson of the Fire Department in regards to the resolution proposed by Vincent Vitti, 3rd District Representative re fire drills in all public buildings, factories, and other locations where children and people congregate.

Chief Richardson stated that his Fire Prevention Bureau had been taking the necessary steps in notifying all factories of fire hazards and the need for fire drills. He said he felt it would not be a good Ordinance to pass, because in order to enforce it, a sizeable increase in personnel for his department would be necessary, and without the added personnel, he felt the Ordinance would become a paper Ordinance.

In view of the fact that the Fire Department Prevention Bureau has been keeping a close check on all factories and other buildings of this nature, the Committee does not recommend the adoption of this Ordinance.

In regard to a letter dated February 18, 1957, from a Mr. John J. McKenna, of 268 Bouton Street, Springdale, on the subject of a septic tank overflowing on the road: The Committee met with the Health Commissioner on this matter and he assured us that the owner of the property will have the condition remedied immediately.

Joseph P. Milano, Chairman
Stephen E. Kelly
Frank W. Longo
Robert Lewis
John L. DeForest

MR. MILANO MOVED that a letter be sent to Mr. McKenna, notifying him that this condition will be remedied by the Health Department. Seconded by Mr. Snyder and CARRIED unanimously.

Re: Traffic Light at intersection of West North Street and Hubbard Avenue and
Traffic Light at intersection of Orchard & Selleck

MR. MILANO: "The Committee met with Chief Kinsella, in regards to the proposal of a traffic light at the intersection of West North Street and Hubbard Avenue, made by Joseph Iacovo, 5th District Representative, and also in answer to a request from William Kaminski, 2nd District Representative, for a traffic light at the intersection of Orchard & Selleck Streets. Chief Kinsella stated that both proposals are still under consideration."

MR. TOPPING MOVED for approval of Mr. Milano's report. Seconded by Mr. Hearing and CARRIED unanimously.

Planning & Zoning Committee

MR. MURPHY, Chairman, read the following committee report:

The Committee met on Tuesday, February 26, 1957 in the City Court Room with the Director of Planning & Zoning, Walter Wachter, and the City Engineer, Charles White. Also attending were Aaron Chase, Thomas Topping and Charles Bradbury, and members of the Planning Board. Absent were Helen Peatt of the Committee and Mr. Barrett of the Planning Board.

(1) Discussion was held with representatives of the Old Colony Road Association and developer, Mr. L. Fekete, of Contibuild Construction Company, regarding poor road and drainage conditions of section of road on which one performance bond was recently re-

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leased and another one which has expired.

The facts presented were: (1) Serious and rapid deterioration of new road surface; (2) Poor water drainage conditions which allows water to run continually on to the road, where it freezes and causes dangerous conditions, particularly when hidden by fallen snow; (3) Other existing problems were discussed.

Charles White, the City Engineer, agreed that the Performance Bond on the final section of the road would not be released until the developer corrected and completed all conditions previously requested by him during past meetings and in correspondence with Mr. Fekete.

The Committee, the Planning Board and the City Engineer, will check progress when Spring weather permits Contibuild to correct or complete the bond requirements.

(2) Street signs on new roads were discussed, as a result of the Board's letter to the Planning Board. The Planning Board requested the Planning & Zoning Committee to present specifications for signs and they would promise to reconsider same for incorporation into their Subdivision Regulations.

(3) The matter of closer liaison between the Planning Board and the Board of Representatives was discussed and it was agreed that the Planning and Zoning Committee would be invited to sit in at the monthly meetings of the Planning Board.

Planning & Zoning Committee

William D. Murphy, Chairman
George E. Russell, Alternate Chairman
Gerald J. Rybnick

MR. BAKER MOVED for acceptance of the report. Seconded by Mr. Russell and CARRIED unanimously.

Parks & Recreation Committee

MR. KELLY, Chairman, presented the following report of his Committee:

REPORT OF PARKS & RECREATION COMMITTEE

The Committee met in the Law Library of the Town Hall on Wednesday evening, February 27, 1957, at 8 P.M. Members present were: William Haring, Jack McLaughlin, Salvatore Giuliani, Frank Longo, Edward Wynn, Jr., and Stephen E. Kelly, Chairman. Mr. Gilbert notified the Committee Chairman that he could not attend, due to illness.

The meeting opened with a round table discussion between members of various groups, such as the Hubbard Heights Golf Club; Fish and Game Association; Small Boat Owners; Superintendent of Recreation; Temporary Chairlady, Mrs. Ione Penfield and your Committee.

The Board of Recreation held a meeting on Wednesday, February 27th, at which time they went on record opposing any Ordinance that would

take away the power of the Board of Recreation to make rules and regulations governing playgrounds and recreation areas where they conduct activities and are responsible for the safety and conduct of children and adults.

It is the feeling of the Board of Recreation that revision of Chapter 22, Section 8, Article 1, of the General Ordinances, as suggested in Mr. Connell's letter to you of January 22, 1957, would take away from them the power that is so vital to the successful and safe operation of their program.

Your Committee feels the same way, and inasmuch as the Board of Recreation who operate the programs held in park areas maintained by the Park Commission, the Board of Recreation is morally and legally responsible for the safety and conduct of the people of Stamford in all their recreational activities, your Committee recommends that the Ordinance be disapproved by the Board of Representatives as infringing upon the rights of the Board of Recreation.

Your Committee also discussed and made recommendations on the letter from the Park Commission concerning the charging of fees and will make their report to the Board at the time when it is to be brought before this Board.

The Committee also considered House Bill #838, and discussed it pro and con with all parties concerned, and having noted that a meeting has been called at Dolan School at 8 P.M. on March 11th, dealing with that and other Bills affecting Stamford, a report will be given at that time.

The meeting adjourned at 11:10 P.M.

Stephen E. Kelly, Chairman
Edward P. Wynn, Jr.
William G. Hearing
Frank Longo
Salvatore Giuliani

MR. BAKER MOVED that the above report be accepted. Seconded by Mr. Ketcham and CARRIED unanimously.

Education, Welfare & Government Committee

MR. MACRIDES, Chairman, presented the following Committee report:

REPORT OF EDUCATION, WELFARE & GOVERNMENT COMMITTEE

The Committee on Education, Welfare and Government met with the Board of Education at the offices of the Board of Education at eight P.M. on Tuesday, February 19, 1957. Mr. Gilbert and Mr. Macrides of this Committee were present. The topic of discussion was the compelling necessity of the taking of definite steps towards the realization of a second public senior high school for the City of Stamford. The Board of Education indicated that the Mayor will recommend the appropriation of \$100,000.00 in the 1957-58 budget for the beginning of this project. It is necessary that the Board immediately commit these funds toward a specific

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project. There have, of course, been definite indications of agreement among the Mayor, Planning Board and Board of Education on the site of the High Ridge Temporary Housing Development for this use. They therefore wish to make commitments for the expenditure of this \$100,000.00 for the formulation of architects' plans for the use of this particular site, but are hesitant to do so until there can be no question of the utilization of these plans, as they do not wish to take a chance on throwing away \$100,000.00.

The Board went into the urgency of immediate action, telling our committee that, as things now stand, in 1959-60 there will be an over-lapping and staggering of classes in our present High School. In 1960-61 there would definitely be double sessions, with its requirement of two complete teaching staffs, the lack of social activity for the pupils, etc. The only way that this can be averted is by the undertaking of the new project immediately. Any amount of delay will result in the delay of the realization of the project, which if undertaken now would probably be finished within three and one-half years, for at least an additional year.

There is no question that the High Ridge site is the only one which could be made available, upon which agreement of the various interested groups can be had, which also satisfies all of the possible requirements. The State Board of Education recommends a minimum of 31 usable acres of land for a senior high school site. The High Ridge site is about 31½ acres, most of which are usable. Its accessibility, being central for transportation, is excellent. Any site not so central could and probably would in the future require great additional costs for public transportation. The High Ridge site is also at the center of the pupil population of the City, which is an even more important determinative factor. There would also be an ultimate saving from the fact that the site is near a sewerage line, and there is of course the obvious and materially important savings of perhaps some \$250,000.00, in that the High Ridge site already belongs to the City and would not have to be purchased from any private individuals.

The Board of Education pointed out that they had recently met with the representatives of the present veteran tenants of the structures of the High Ridge site and these representatives were agreeable to the setting up of a program which would insure the evacuation of these structures and satisfactory re-location of the tenants. They agreed with the Board upon the setting up of a committee which would see to the re-location and perhaps aid with some sort of a cooperative housing project which these tenants might undertake.

The Board of Education agreed to meet with our Committee on its regular meeting date for the purpose of studying the proposed bill which the Mayor has submitted to the State Legislature with regard to the High Ridge site, and perhaps submitting certain suggestions as to its re-wording, so as to guarantee the achievement of the previously outlined goals.

The Committee met with the Board of Education at the offices of Macrides, Zezima & Schwartz at seven p.m. on Tuesday, February 26, 1957. Mr. Gilbert and Mr. Macrides of the committee were present

and Mr. Czupka telephoned to express his regrets that his employment kept him from attending. The Committee studied the aforementioned bill concerning the High Ridge site and two other proposed bills which had been referred to it. Further report will be made on all three of these bills at the meeting of the Board of Representatives, which will be called for the purpose of studying all proposed bills.

The Committee then considered material which it had received from Mr. Paul DuBois, Chairman of the Public Welfare Commission, with regard to a request for an appropriation for the building of a public nursing home and convalescent hospital for the City of Stamford. The Committee noted the expression of necessity by various administrative members of the staffs of the local hospitals and other competent authorities, which need has been crystalized at approximately 173 beds, and decided that there now exists a very definite need for this type of project. The Committee was particularly impressed with a demonstrated saving of some \$20,000.00 annually which the construction of this kind of building would afford to the local Department of Public Welfare, in funds which are presently being paid to the general hospitals for welfare convalescent care. The Committee will give a full report as to the reasons for its favoring the aforementioned project at the time when this budget item is properly before it.

Respectfully submitted,

John C. Macrides, Chairman

MR. SNYDER MOVED for approval of the report. Seconded by Mr. Georgoulis and CARRIED unanimously.

NEW BUSINESS

MR. KELLY brought up the subject of the Park Commission meetings and said it was impossible to attend their meeting because it was in conflict with other meetings. He said he thought the whole Parks and Recreation Committee should be asked to sit in at the meetings of the Park Commission.

MR. BAKER brought up the subject of the \$1.00 fee. MR. KETCHAM MOVED that this be referred to the Parks and Recreation Committee. Seconded by Mr. Milano.

MR. RAITERI said this was read at a previous meeting and no opposition was presented at that time.

MR. FINDLAY MOVED for adjournment at 11:15 Seconded by Mr. Georgoulis and CARRIED unanimously,

Respectfully submitted,

George V. Connors

George V. Connors,
President
Board of Representatives