

MINUTES OF PLANNING BOARD REGULAR

MEETING #3459 TUESDAY, AUGUST 1, 2006,
7TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BLVD., STAMFORD,
CT

Present for the Board were: John Garnjost; Theresa Dell; Rose Marie Grosso; Claire Fishman; Jay Tepper; and Jeffrey Curtis. Present for staff: Robert M. Stein, Jr., Land Use Bureau Chief.

The Vice-chairman, Mr. Garnjost, chaired the meeting.

Master Plan:

MP-387 James Grunberger of 79 High Ridge Road, to amend a portion of the Master Plan from Land Use Category 3-Residential – Low Density Multi Family to the Land Use Category 5- Residential – High Density.

East Main Street, Crystal Street, Hundley Court, Quintard Terrace. Mrs. Grosso moved to approve. Mrs. Fishman seconded the motion and it passed with JG, TD, RG, CF and JC voting.

Subdivisions:

Subdivision Application #3934 of 53 Wire Mill LLC for subdivision of property into 2 parcels. Property is located on the south side of Wire Mill Road. Known as 53 Wire Mill Road. Mrs. Fishman moved to approve subject to the following conditions:

1. Delineation of "Open Space Preserve/Conservation Area" - to be maintained in a natural state except as may be authorized by the Environmental Protection Board and to include plantings as shown in the *Buffer Plantings & Streetscape* plan dated revised June 2006; the area so designated is 5,245 square feet and is shown on a map dated revised July 22, 2006 on file in the Planning Board office.
2. Filing of a conservation easement to include the area designated as "Open Space Preserve/Conservation Area." At the time of filing of the final subdivision map, this Area shall be field staked with iron pipes at all property boundaries and turning points of the easement boundary.
3. Driveway easement serving lots 3A and 3B shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement.
4. Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).

5. Submission of a "Standard Landscape Maintenance Agreement" to ensure the success of plantings in the Open Space Areas.
6. Submission of a "Sight-Line Maintenance Agreement."
7. Final streetscape shall be subject to the approval of the Tree Warden and the Executive Director of the Environmental Protection Board (note to appear on final map).
8. Approval by the City Engineer as to storm water management and sight-line provisions.
9. In-ground fuel tanks shall be prohibited (note to appear on final map).
10. Site development shall not begin until a soil erosion and sedimentation control plan is approved by the Environmental Protection Board and those control elements scheduled for installation are in place and functional (note to appear on final map).
11. Filing of a performance bond or other form of surety acceptable to Corporation Counsel to cover required improvements.
12. In accordance with CGS 8-26c, approval shall expire on August 4, 2011, unless all "work" as said term is defined in CGS 8-26c(b), has been completed by said date (note to appear on final map).
13. Subdivision reference number to be placed on final map.
14. Mrs. Grosso seconded the motion and it passed with JG, RG, TD, CF and JT voting.

Subdivision Application #3935 of Carmel Malkin for subdivision of property into 3 parcels. Property is located on the east side Westover Road and south side of Nathan Hale Drive. Known as 949 Westover Road.

The Board agreed to require that city water service be extended to serve lots B and C. The Board took this action in view of the problems with wells experienced by the residents on the west side of Westover Road and the relatively short distance of water main extension required. Mrs. Dell moved to approve subject to the following conditions:

1. Delineation of "Open Space Preserve/Conservation Area" - to be maintained in a natural state except as may be authorized by the Environmental Protection Board and to include plantings as shown in the *Buffer Plantings & Streetscape* plan dated revised June 2006; the area so

designated is 5,245 square feet and is shown on a map dated revised July 22, 2006 on file in the Planning Board office.

2. Filing of a conservation easement to include the area designated as "Open Space Preserve/Conservation Area." At the time of filing of the final subdivision map, this Area shall be field staked with iron pipes at all property boundaries and turning points of the easement boundary.
3. Driveway easement serving lots 3A and 3B shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement.
4. Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
5. Submission of a "Standard Landscape Maintenance Agreement" to ensure the success of plantings in the Open Space Areas.
6. Submission of a "Sight-Line Maintenance Agreement."
7. Final streetscape shall be subject to the approval of the Tree Warden and the Executive Director of the Environmental Protection Board (note to appear on final map).
8. Approval by the City Engineer as to storm water management and sight-line provisions.
9. In-ground fuel tanks shall be prohibited (note to appear on final map).
10. Site development shall not begin until a soil erosion and sedimentation control plan is approved by the Environmental Protection Board and those control elements scheduled for installation are in place and functional (note to appear on final map).
11. Filing of a performance bond or other form of surety acceptable to Corporation Counsel to cover required improvements.
12. In accordance with CGS 8-26c, approval shall expire on August 4, 2011, unless all "work" as said term is defined in CGS 8-26c(b), has been completed by said date (note to appear on final map).
13. Subdivision reference number to be placed on final map.

Mrs. Grosso seconded the motion and it passed with JG, RG, TD, CF and JC voting.

Zoning Board of Appeals Referrals:

Appl. 099-06 Robert Fanti variances to allow an accessory structure in the front yard and for building coverage to construct a shed at 3 Duke Drive. Mr. Tepper moved to recommend denial, due to the view that there was another site for the shed that would not require a variance. Mrs. Dell seconded the motion and it passed with JG, RG, TD, CF and JT voting.

Appl. 100-06 Stanley Pietrkiewicz variances of front and side yard setbacks and building coverage to construct a one story addition to a dwelling at 52 Carroll Street. Mrs. Grosso moved to recommend approval. Mrs. Fishman seconded the motion and it passed with JG, RG, TD, CF and JC voting.

Appl 104-06 Stamford Baptist Church special exception to expand the hours for a school at 602 High Ridge Road. Mrs. Dell moved to recommend approval. Mr. Tepper seconded the motion and it passed with JG, RG, TD, CF and JT voting.

Appl. 018-06 Bernardine Sisters of the Third order of St. Francis, special exception for interior modifications for the Villa Maria Educational Center to create classrooms and associated space at 161 Skymeadow Drive. Attorney Bill Hennessey explained the application. Mr. Curtis moved to recommend approval. Mrs. Fishman seconded the motion and it passed with JG, RG, TD, CF and JC voting.

Minutes for Approval:

July 11, 2006

Mrs. Dell moved to approve. Mrs. Fishman seconded the motion and it passed with JG, RG, TD, CF and JC voting.

Mrs. Grosso moved to add the following two items to the agenda for discussion. Mrs. Fishman seconded the motion and it passed with JG, RG, TD, CF and JC voting.

Purchase/Sales Agreement between City & Housing Authority, 26 Main St.

Mrs. Grosso moved to recommend approval. Mr. Tepper seconded the motion and it passed with JG, RG, TD, CF and JT voting.

Purchase/Sales Agreement between City and Trust for Public Land41-43 Hanrahan Street

Mrs. Grosso moved to recommend approval. Mr. Curtis seconded the motion and it passed with JG, RG, TD, CF and JC voting.

There being no additional business, the meeting was adjourned at 9:05 PM.

Respectfully Submitted
Rose Marie Grosso, Secretary

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