

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3757
TUESDAY, AUGUST 21, 2012
7TH FLOOR LAND USE CONFERENCE AREA,
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chairperson, Claire Fishman, Dudley Williams, Roger Quick, Michael Totilo, Jay Tepper and Zbigniew Naumowicz. Present for staff was Todd Dumais.

Mrs. Dell called the meeting to order at 7:00pm

Regular Meeting

Master Plan Map Amendment:

MP 418 - 710A LONG RIDGE, LLC, to amend the Master Plan Map from Land Use Category 2 – Low Density Single-Family to Land Use Category 8 – Commercial Campus for approximately 6 acres of property located on the west side of Long Ridge Road known as Lot 20B Long Ridge Road.

Mrs. Dell read a letter from the Applicant into the record requesting a postponement and that the Board not decide the application this evening and announced that this item would be heard at the next Planning Board meeting scheduled for September 11, 2012. Mrs. Dell stated that the Public Hearing is closed, and that no question were left unanswered from the hearing and the Board will not receive new information from the applicant.

Subdivision:

Subdivision Application #4001 Alice Ryan, For subdivision of property into three (3) parcels. The property is located on the north side of Eden Road, (across from Eden Lane); having an address of 86 Eden Road.

Mr. Quick recused himself and Mrs. Dell seated alternate Jay Tepper. Mr. Williams had a question about the recharging system and Mr. Dell went explained what a recharge system was. He also provided the Board with a recap of the public hearing, people who expressed concerns and an summarized the projects compliance with subdivision and zoning standards.

After further discussion, the Board asked Mr. Dumais if he had conditions of approval. Mr. Dumais provided the Board with conditions and read through each of the following items:

1. Delineation of "Open Space Preserve/Conservation Area" – shall be field staked with permanent markers prior to the filing of the final subdivision map. The delineation of said space shall be iron pipes and Environmental Protection Board (EPB) approved conservation signage installed along all property boundaries, turning points and at intervals of no less than 100 feet along continuous stretched of the conservation boundary. The areas so designated are 61,695 square feet and are shown on a map dated revised August 1, 2012, entitled "Proposed Subdivision Prepared for Alice R. Ryan # 86 Eden Road, Stamford, Connecticut" on file in the Planning Board office.
2. Filing of a "Conservation Easement Agreement" to include the area designated as "Open Space Preserve/Conservation Area" prior to the filing of the final subdivision map.
3. Significantly sized trees and stone walls are to be preserved to the greatest extent allowable with specific measures to ensure their protection outlined on a plan subject to the review and approval of the Environmental Protection Board (Note on final map).

4. An EPB Permit shall be required for the proposed bridge crossing, common driveway and associated drainage improvements, at which time additional details regarding the bridge crossing construction shall be provided (note on final map.)
5. Site Plan Reviews will be required for the proposed development of Lots 1 and Lots 2 (note on final map)
6. Final review and approval of the proposed entire site drainage system by the City Engineer prior to the issuance of any building permit for Lots 1 and Lots 2. Conditions (1-25), as described in the letter from Lou Casolo, City Engineer to the Todd Dumais, Land Use Bureau dated August 20, 2012 are incorporated in this approval (note on final map).
7. Drainage Easements shall be delineated on the final map
8. The burial of any stumps, logs, brush and construction debris shall be expressly prohibited. All fill deposited on the property shall be clean by nature, free of construction debris, wood lengths and other debris;
9. Site development shall not begin until a final soil erosion and sedimentation control plan is reviewed by Environmental Protection Board Staff and those approved elements are properly installed and are functional (Note on final map).
10. Submission of a performance bond or other surety to ensure the full and proper completion of the common drive, drainage structures, soil and erosion controls, landscaping and certifications to be filed with the Planning Board prior to the filing of the final map. An estimate is to be prepared by the developer and submitted to City Staff for review and approval.
11. Submission of standard drainage facilities and landscape maintenance agreements to ensure the proper function and maintenance of all drainage structures and planted features, prior to the transfer of ownership or prior to the issuance of a building permit for Lot 1, Lot or Lot 3, whichever comes first. (Note on the final map).
12. All landscaping, environmental enhancements, and drainage improvements to be completed under the supervision of qualified professionals with certification of proper completion provided to EPB staff prior to endorsement of the issuance of Certificates of Occupancy, and prior to the release of the surety.
13. In-ground fuel tanks shall be prohibited (note on final map).
14. Driveway easement serving Lot1, Lot 2 and Lot 3 shall be delineated on the final map and vehicular ingress and egress for said parcels shall be restricted to said easement.
15. Conditions (1-6), as described in the letter from Anne Fountain, Director of Health and Social Services to the Norman Cole, Land Use Bureau Chief dated July 18, 2012 are incorporated in this approval (note on final map).
16. In accordance with CGS 8-26c, approval shall expire on August 21, 2017 unless all "work" as said term is defined in CGS 8-26c(b), has been completed by said date (note on final map).
17. Subdivision reference number to be placed on final map.
18. Existing one-story, one-bay garage located on Lot 1, to be removed prior to filing the final map.

Mrs. Fishman moved to approval of the subdivision with the 18 conditions noted, Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Totilo, Naumowicz, and Tepper).

Zoning Board of Appeals Referrals:

ZBA Appl. 057-12 – GR Capital, LLC. requesting variances of Section 7K to construct a new two-story commercial building located at 1086/0 Long Ridge Road in a CN zoning district

Mrs. Dell read a letter from the Applicant into the record requesting a postponement.

ZBA Appl. 047-12 – Richard & Beverly Kohlberger requesting variances of Table III, Appendix B side yard setbacks and building coverage to demolish and existing home and reconstruct a new 2 ½ story addition home located at 134 Davenport Drive in a R-20 zoning district.

Mr. Dumais explained the application and noted his concern that the applicant demonstrate the building meets applicable zoning height requirements. Mr. Tepper expressed more concern about coverage over 50% and this being new construction. Mr. Williams agreed with coverage concern. Mrs. Dell asked what the consensus of the Board was.

Mr. Williams said it's new construction which when starting from scratch could have been designed closer to allowable coverage.

Mr. Quick said beside coverage, elevation is important and another issue is the architect left out the attic floor plan.

Mrs. Dell read the applicant's stated hardship which was quite extensive on everything and the elevation because of the flood plan adds height but also adds width.

Mr. Dell next asked if this request was out of character with the neighborhood and are the requests excessive?

Mr. Totilo said his opinion was they designed the house around a large garage.

Mr. Williams said he didn't see any hardship because this is new construction.

After further discussion, Mr. Williams moved to recommend denial of the variance due to excess coverage and the Board's consensus that size was an excessive request, Mrs. Fishman seconded the motion carried unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Totilo, Williams, and Quick).

Planning Board Meeting Minutes:

Meeting of 6/28/12 – Mr. Quick moved approval of the meeting minutes as submitted. Mr. Tepper seconded the motion and the minutes were approved unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Tepper).

Meeting of 8/14/12 - Mrs. Fishman moved approval of the meeting minutes as submitted. Mr. Naumowicz seconded the motion and the minutes were approved unanimously with the eligible members present voting, 5-0 (Dell, Fishman, Quick, Totilo and Naumowicz).

New Business

There was a discussion of the North Stamford Association letter on the Tunney estate.

Mrs. Dell announced that the Board would not meet on August 28th or September 4th but the next meeting will be September 11, 2012.

There being no further business, Mrs. Dell adjourned the meeting at 8:15 pm.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.