

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3717
TUESDAY, JULY 5, 2011
7TH FLOOR LAND USE BUREAU CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

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

Subdivision:

Subdivision Application #3996 of John M. Godina & Elaine L. Godina. For subdivision of property into five (5) parcels. The property is located on the west side of Woodbine Road, (in-between Woodbine Road & Aspen Lane); having an address of 44 Woodbine Road.

Mr. Dumais reviewed the Public Hearing held on the application. He explained that all five lots conform to the zoning and subdivision regulations and that there were no major issues raised during the hearing. He also noted that there were no members of the public wishing to speak on the application. Mr. Dumais then distributed and the Board discussed the following list of draft conditions of approval:

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 34,076 square feet and are shown on a map dated revised May 10, 2011, entitled "Preliminary Subdivision Plan Prepared for John Godina 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. Significant 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. Final review and approval of the proposed drainage by the City Engineer prior to the issuance of any building permit for Lots 1, 2, 3 and 5.
5. EPB permit shall be required for the development of Parcel 1 if the detention basin/berm is used to attenuate drainage impacts.
6. 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).
7. Submission of a drainage facilities maintenance agreement to ensure the full and proper function of all drainage structures (Note on the Record Plan).
8. 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 and other mitigative measures.

9. Conditions (1-5), as described in the letter from Anne Fountain, Director of Health and Social Services to the Norman Cole, Land Use Bureau Chief dated June 20, 2011 (note to appear on final map).
10. In-ground fuel tanks shall be prohibited (note to appear on final map).
11. In accordance with CGS 8-26c, approval shall expire on July 5, 2016, 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).
12. Subdivision reference number to be placed on final map.

Mr. Williams moved approval of the application, subject to staff's recommended conditions. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Naumowicz).

Zoning Board Referral:

Application 211-11 – Text Change - 737 Canal, LLC, to change Sections 9.K.5.j & 9.J.5.k (Signage Regulations in the SRD-N & SRD-S) to allow signs to be mounted above an established roofline on a parapet façade.

Mr. Dumais presented the application. He explained what the applicant is looking for and how this amendment is similar to language that already exists in the CC-N district. Mr. Tepper stated that he wanted language in the referral to ensure a parapet façade couldn't be built up to create an de-facto bill board. With that language, Mr. Tepper moved to recommend approval of the Text Change application. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Tepper).

Zoning Board of Appeals Referrals:

ZBA APPL. #022-11, Debra Lynn Dietz, requesting variances of building area (% coverage) and front yard setbacks to construct a proposed addition on an existing residential building located at 1 Ocean View Drive in a R-20 district.

Mr. Dumais briefly described the request. After a short discussion, Mr. Totilo moved to recommend approval of the requested variance. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Naumowicz).

APPL. #024-11, King Low Heywood Thomas School, requesting modifications of previous Special Exception Approval (080-08) related to the construction of a Performing Arts Center located at 1450 Newfield Avenue in a RA-1 district.

Mrs. Olschan, attorney for the applicant, presented the request. She explained that this was a modification to a previously granted Special Exception from 2008 and widen walkways and to keep the barn.

Mr. Williams moved to recommend approval of the Special Exception application. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Tepper).

APPL. #025-11, Wholesale Fuel Distributors, requesting Special Exception approval to convert an existing gasoline service station with auto-repair facility into a gasoline service station with convenience store located at 899 High Ridge Road in a C-N district.

Mrs. Dumais described the request. Mr. Totilo moved to recommend approval of the requested variance. Mrs. Fishman seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Naumowicz).

APPL. #026-11, Hugh O'Donnell, requesting variances of Section 6-A and Section 7-O to construct a pool and associated equipment located at 96 Thornwood Drive in a RA-1 district.

Mr. Dumais described the request. Mrs. Fishman moved to recommend approval of the requested variances. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Tepper).

Mr. Dumais asked the Board members provide him with their respective summer vacation scheduled. There being no further business to discuss, Mrs. Dell adjourned the meeting at 8:15 pm.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board