

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3529
WEDNESDAY, SEPTEMBER 3rd, 2008
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Duane Hill, Rose Marie Grosso, Jay Tepper and Michael Raduazzo. Staff members present were Robin Stein, and Todd Dumais.

Regular Meeting:

The Chairman, Duane Hill, called the meeting to order at 7:30 pm.

Supplemental Capital Requests:

Supplemental Capital Request, Interdistrict K-8 Magnet School, \$2,834,963

After a short discussion, Mrs. Dell moved to recommend approval of the request. Mr. Tepper seconded the motion and it passed unanimously with the members present voting, 5-0.

Supplemental Capital Request, Hatch Field, \$10,000

After a short discussion, Mrs. Grosso moved to recommend approval of the request. Mr. Tepper seconded the motion and it passed unanimously with the members present voting, 5-0.

Subdivisions:

Sub. Appl. #3974 Estate of Florence A. Shaw. For subdivision of property into 3 parcels. Property is located at the west side of Hope Street, having an address of 1376 Hope Street.

Mr. Stein described the application to the Board and discussed the information that was presented during the Public Hearing. He then distributed and discussed the following list of potential conditions of approval:

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 (EPB); the area so designated is 23,347 square feet and is shown on a map dated revised August 21, 2008 on file in the Planning Board office.
2. Filing of a standard "Conservation Easement Agreement" to include the area designated as "Open Space Preserve/Conservation Area," adjusted to provide a full 25-foot regulatory setback on Parcel B-2. 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. These demarcation features shall be placed along both the Hope Street and Prudence Drive sides of the conservation easement, given the history of encroachment in these areas (note to appear on final map). T

3. The development of Parcels B-1, B-2, and B-3 shall be subject to Site Plan Reviews by the Environmental Protection Board (note to appear on final map).
4. Stone walls and significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
5. In-ground fuel tanks shall be prohibited (note to appear on final map).
6. Site development shall not begin until a soil erosion and sedimentation control plan is approved by Environmental Protection Board staff and those control elements scheduled for installation are in place and functional (note to appear on final map).
7. In accordance with CGS 8-26c, approval shall expire on August 28, 2013, 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).
8. Subdivision reference number to be placed on final map.

After a short discussion of the conditions, Mr. Tepper moved approval of the subdivision subject to the eight (8) conditions discussed. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting, 3-0. Mrs. Dell and Mr. Raduazzo not having attended the Public Hearing did not vote.

Sub. Appl. #3976 Louise Meiere Dunn and Hildreth Dunn. For subdivision of property into 3 parcels. Property is located on the south side of Erskine Road, having an address of 82 Erskine Road.

Mr. Stein described the application to the Board and discussed the information that was presented during the Public Hearing. He then distributed and discussed the following list of potential conditions of approval:

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; the area so designated is 250,344 square feet and is shown on a map dated revised May 8, 2008 on file in the Planning Board office.
2. Filing of a standard "Conservation Easement Agreement" 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 2 and 3 from Erskine Way (the new road) shall be delineated on the final map and vehicular ingress and egress from Erskine Way to be restricted to said easement. The location of the common drive and proposed landscape buffer shall be provided as shown on a map dated August 26, 2008.
4. Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
5. Conditions set forth in a letter from the Director of Health and Social Services to the Land Use Bureau Chief dated August 21, 2008 (note to appear on final map).

6. Submission of a standard "Drainage Facilities Maintenance Agreement" to ensure the function and maintenance of drainage structures and planted features prior to the issuance of any Zoning permits, or before any transfer of property (note to appear on final map).
7. Approval by the City Engineer as to road construction and drainage.
8. In-ground fuel tanks shall be prohibited (note to appear on final map).
9. Site development shall not begin until a soil erosion and sedimentation control plan is approved by Environmental Protection Board staff and those control elements scheduled for installation are in place and functional (note to appear on final map).
10. An Inland Wetland and Watercourses Permit from the Environmental Protection Board is required for the development of Lots 2 and 3, and for the development/construction of drainage improvements (note to appear on final map).
11. Filing of a performance bond or other form of surety acceptable to Corporation Counsel for roadway construction, drainage improvements, and streetscape plantings prior to the filing of the final map.
12. In accordance with CGS 8-26c, approval shall expire on September 5, 2013, 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.

After a short discussion of the conditions, Mrs. Grosso moved approval of the subdivision subject to the thirteen (13) conditions discussed. Mr. Tepper seconded the motion and it passed unanimously with the members present voting, 3-0. Mrs. Dell and Mr. Raduazzo not having attended the Public Hearing did not vote.

Sub. Appl. #3977 Phillip French. For subdivision of property into 3 parcels. Property is located at the north east corner of Newfield Avenue and North Meadows Lane, having an address of 1839 Newfield Avenue.

Mr. Stein described the application to the Board and discussed the information that was presented during the Public Hearing. He then distributed and discussed the following list of potential conditions of approval:

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 (EPB); the area so designated is 19,821 square feet and is shown on a map dated revised July 7, 2008 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 and EBP approved conservation signage at all property boundaries and turning points of the easement boundary.
3. Driveway easement serving lots B and C shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement.

4. Significant trees are to be preserved to the greatest extent allowable with specific approval of the EPB staff (note to appear on final map).
5. Conditions set forth in a letter from the Director of Health and Social Services to the Land Use Bureau Chief dated April 23, 2007 (note to appear on final map).
6. Submission of a "Standard Landscape Maintenance Agreement" to ensure the success of plantings in the Open Space Areas.
7. Submission of a "Drainage Facilities Maintenance Agreement."
8. In-ground fuel tanks shall be prohibited (note to appear on final map).
9. 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).
10. Filing of a performance bond or other form of surety acceptable to Corporation Counsel for drainage, landscape enhancements and professional supervision, certifications and as-builts of engineered elements and landscaping. The bond to be filed prior to the start of any work on site or transfer of ownership of any of the lots.
11. In accordance with CGS 8-26c, approval shall expire on May 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).
12. Subdivision reference number to be placed on final map.

After a short discussion of the conditions, Mr. Tepper moved approval of the subdivision subject to the twelve (12) conditions discussed. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting, 3-0. Mrs. Dell and Mr. Raduazzo not having attended the Public Hearing did not vote.

Zoning Board of Appeals Referrals:

ZBA #062-08 of Lousdes Elias. For a variance to expand an existing non-conforming garage in a front yard located at 177 Ocean Drive West.

After a short discussion, Mrs. Dell moved to recommend denial of the application. Mr. Tepper seconded the motion and it carried unanimously with the members present voting, 5-0.

ZBA #063-08 of 39 Stamford Museum and Nature Center. For a special exception to seek Child Day Care designation for the existing Art, Nature & me program at the Stamford Museum and Nature Center to comply located at 39 Scofieldtown Road.

After a short discussion, Mr. Tepper moved to recommend approval of the application. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting, 5-0.

ZBA #064-08 of Muhammad Mamun & Pervez Selim. For a variance to subdivide an existing 10,000 square foot lot into two 5,000 square foot lots in the R-6 Zoning District, for a property located at 63 Scofield Avenue.

After a short discussion, Mrs. Dell moved to recommend approval of the application. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting, 5-0.

ZBA #067-08 of Mark & Claire Stahl. For a variance to construct a detached accessory structure which exceeds 15 feet in height for a property located at 275 Briar Brae Road.

After a short discussion, Mr. Tepper moved to recommend approval of the application. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting, 5-0.

ZBA #068-08 of Greenwich Hospitality Group. For variances of building area and for the expansion of a nonconforming use for an existing hotel located at 26 Mill River Street.

After a short discussion, Mrs. Dell moved to recommend approval of the application. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting, 5-0.

ZBA #069-08 of Henry Street 207, LLC. For variances of residential density to construct a sixth dwelling unit, in lieu of the five allowed as-of-right for a property located in the R-MF Zoning District, at 207 Henry Street.

After a short discussion, Mr. Raduazzo moved to recommend approval of the application. Mrs. Dell seconded the motion and it passed unanimously with the members present voting, 5-0.

Old Business:

Mr. Stein informed the Board that next week's meeting was cancelled and the next meeting would be September 23rd.

New Business:

None

There being no further business or comments, the Mr. Hill adjourned the meeting at 8:54 PM.

Respectfully Submitted,
Duane Hill, Chairman

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.