

STAMFORD PLANNING BOARD
SPECIAL MEETING STAMFORD MINUTES #3491
WEDNESDAY, MAY 23, 2007
7TH FLOOR CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Present were Chairman Duane Hill, Rose Marie Grosso, Theresa Dell, Claire Fishman, Jay Tepper, Jeffrey Curtis and robin Stein staff.

The Chairman, Mr. Hill, opened the meeting at 7:30 PM.

Subdivision Application #3955 of Rolling Acres of Stamford, LLC. For subdivision of property into 11 parcels. Property is located at the southwest corner of High Ridge Road and Walnut Ridge Road; and southerly terminus of Rosano Road; southerly terminus of Hillview Lane; and northerly terminus of Cooper's Pond Road. (444 High Ridge Road.)

Mr. Stein reviewed the comments made at the public hearing and the referral reports from the Environmental Protection Board, City Engineer, Fire Marshall and State DOT. He noted that all referral reports had responded favorably to the subdivision request. Mr. Stein and the Board reviewed the concerns of the neighbors from Walnut Ridge Lane and agreed that although there were some legitimate concerns they were due to actions taken by the prior developer (of Walnut Ridge Lane) and therefore did not constitute any legal basis to challenge the current subdivision proposal.

In response to a request by the applicant the Board voted unanimously to modify specific standards of the subdivision, under Section VIII of the Subdivision Regulations, with the motion made by Mrs. Dell and seconded by Mr. Curtis (voting were the regular members and Mr. Curtis). These included the waiver of the paving of the extension of Rosano Road and the construction of a new turnaround. This action was taken, due to the topography—steep slopes—of the area and the need to service only one driveway. The Board also agreed that the present temporary turnaround should remain.

After further discussion, Mrs. Grosso moved to approve the subdivision subject to the following conditions:

- 1) The approval is consistent with a map, dated revised 5/15/07, on file in the Land Use Bureau.
- 2) Dedication of a "Conservation Agreement." The conservation area is to be maintained in a natural state except as may be authorized by the Environmental Protection Board; the area so designated is 48,311 square feet and is shown on a map dated revised May 15, 2007 on file in the Planning Board office. The applicant shall execute and file the agreement concurrently with the final subdivision map.

- 3) 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, turning points, and at intervals of no less than 100 feet along continuous stretches of the easement boundary.
- 4) Considering the need to review individual drainage, erosion control, tree protection and landscaping/demarcation plans, development of all parcels shall be subject to "Site Plan Reviews" by the Environmental Protection Board prior to the start of any site activity (note to appear on final map.)
- 5) Significantly sized trees and stone walls shall be preserved to the greatest extent feasible with specific measures to ensure their protection outlined on a plan subject to the review and approval of the Environmental Protection Board (note to appear on final map).
- 6) Submission of a "Standard Landscape Maintenance Agreement" to ensure the success of all the landscape features (note to appear on final map).
- 7) Submission of a "Drainage Facilities Maintenance" agreement to ensure the full and proper function of all drainage structures. The road and drainage maintenance responsibilities shall be private (note to appear on final map).
- 8) 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).
- 9) Final construction plans shall be submitted to the Engineering Bureau prior to any activity on the property.
- 10) In-ground fuel tanks shall be prohibited (note to appear on final map).
- 11) Site development shall not begin until a final 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).
- 12) Under Section VIII of the Subdivision Regulations, the Planning Board modified certain standards and waived the required construction of the extension of Rosano Road and turnaround (Sections 5.1.4, 5.3.1) due to existing steep slopes. The existing turnaround at the end of Rosano Road shall remain (Section 5.3.2). (note to appear on final map).
- 13) Filing of a performance bond or other form of surety acceptable to Corporation Counsel for roadwork, drainage, and landscaping prior to the filing of the final map.
- 14) The proposed new road shall be private until such time as Walnut Ridge Lane is dedicated as a city street.

15) In accordance with CGS 8-26c, approval shall expire on May 25, 2012, 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).

16) Subdivision reference number to be placed on final map.

Mrs. Fishman seconded the motion and it passed with the regular members and Mr. Tepper voting.

There being no further business the meeting was adjourned at 8:30 PM.

Respectfully Submitted,
Rose Marie Grosso, Secretary

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.