

MINUTES OF PLANNING BOARD REGULAR
MEETING #3474 TUESDAY, DECEMBER 5, 2006,
7TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BLVD., STAMFORD,
CT

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

The Chairman, Mr. Hill, opened the first portion of the meeting at the Police Headquarters. The Board members toured the building with Chief Larrabee and Jeff Brown from the Engineering Bureau. At the completion of the tour, the Board members returned to the government Center and resumed deliberations.

Zoning Board Referrals:

ZB 206-40 Trinity Place special exceptions to permit the construction of a mixed use development at 873 Washington Boulevard. Mr. Redniss and Eileen Circo of Lowe's Enterprises presented and answered questions relating to parking issues. Mr. Redniss stated that Lowe's had agreed to fund an independent peer parking study. Mrs. Goldstein of the DSSD spoke in favor of the project. Mrs. Fishman moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members voting.

ZB 206-49 Richard Redniss text change to allow Zoning Board to approve subdivisions that do not fully conform to zoning standards in the CC-N District. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members voting.

Subdivision Application #3947, 111 Overbrook Dr. LLC, 2 lots, east side of Overbrook Drive (51 Overbrook Drive) Mrs. Grosso moved to approve with 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; the area so designated is 14,063 square feet and is shown on a map dated revised January 10, 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. Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
4. Submission of a "Standard Landscape Maintenance Agreement" to ensure the success of plantings in the Open Space Areas.
5. 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).
6. In-ground fuel tanks shall be prohibited (note to appear on final map).
7. 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).
8. Filing of a performance bond or other form of surety acceptable to Corporation Counsel for drainage and landscaping improvements.
9. In accordance with CGS 8-26c, approval shall expire on December 8, 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).
10. Subdivision reference number to be placed on final map.

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

Capital Budget Review The Board reviewed the capital requests.

There being no additional business the meeting was adjourned at 10:00 PM.

Respectfully Submitted
Rose Marie Grosso, Secretary

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