

MIUTES OF PLANNING BOARD REGULAR
MEETING #3418 TUESDAY, MARCH 29, 2005
7TH FLOOR CONFERENCE ROOM,
888 WASHINGTON BOULEVARD, STAMFORD, CT

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

The Chairman, Mr. Hill, opened the meeting at 7:00 P.M.

Subdivision Appl. #3885 of the Estate of Nancy Cassone. For subdivision of property into 2 parcels located at 166 Hubbard Avenue. After discussion and review of the comments reviewed, Mrs. Grosso moved to approve subject to 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 1800 square feet and is shown in color on a map dated revised March 10, 2005 on file in the Planning Board office. The area will include appropriate screening as determined by the Land Use Bureau staff.
- 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) The existing single-family house on Lot 1 shall be either demolished, in whole or in part, or brought into zoning compliance through a variance prior to the conveyance of either Lot 1 or 2 separately or prior to a Building Permit being issued for a new house to be constructed on Lot 2, whichever occurs first (note to appear on final plan).
- 4) Driveway easement as shown on a map dated 3/10/05 serving lots 1 and 2 shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement.
- 5) Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
- 6) Submission of a "Landscape Maintenance Agreement" to ensure the success of plantings in the Open Space Areas.

- 7) Submission of a "Drainage Facilities Maintenance Agreement."
- 8) Final streetscape shall be subject to the approval of the Executive Director of the Environmental Protection Board and/or the Tree Warden (note to appear on final map).
- 9) Approval by the City Engineer as to shared driveway construction and drainage.
- 10) In-ground fuel tanks shall be prohibited (note to appear on final map).
- 11) Site development shall not begin until 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) In accordance with CGS 8-26c, approval shall expire on April 1, 2010 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.

Mrs. Dell seconded the motion and it passed with those present voting.

Zoning Board Referrals:

ZB - Appl. #204-35 Downtown Special Services District requesting a text amendment to establish a new Architectural Review Design District. Sandy Goldstein and Marty Levine, representing the DSSD, presented the application. The Board members expressed concerns over the timing for approval requirements, lack of guidelines and additional staff workload. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

- a) **ZB - Appl. #205-004 Downtown Special Services District** requesting a map amendment to establish the Architectural Review Design District boundary.

Sandy Goldstein and Marty Levine, representing the DSSD, presented the application which was a companion to the previous one. Mr. Hill did express concern about the additional workload on staff from the review process. Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.

ZB - Appl. #204-47 Donsis LLC. Requesting a map amendment to R-D Designed Residential Development for property at 191-193 Erskine Road. Mr. Redniss represented the applicant and reviewed the history of the 74 acre

property. He reviewed the master Plan goals that supported the proposed “cluster” development of 26 homes. He cited favorable reviews from the Engineering Department, WPCA, State DEP and the Law Department. He said that the homes would be served by a community septic system and public water. He also showed a conventional subdivision layout with 26 homes. The Board members asked for additional information on the septic systems, liability issues, open space and potential precedents.

A number of people spoke in opposition.

Attorney Hill, representing Gail Okum stated that the community septic system posed a danger to the neighbors without adequate safeguards. He also said that the density was too high.

Gail Okun added that both the DEP and WPCA were understaffed and could not adequately monitor the septic system.

Mr. Cole said that the septic system was too risky.

Mr. Halpirm said that it would set a precedent for other large properties.

Mr. Nagajima said that it would open the way to commercial development.

Mr. Pansini said that the density was extreme and that the site could only support 10-20 homes.

Mr. Lombardo, North Stamford Association, spoke against the community septic systems.

ZB - Appl. #205-06 Richard Redniss requesting an amendment to the standards of the M-D Designed Industrial District to permit Public Schools by right, & to modify minimum acreage requirements & certain other standards. Mr. Redniss presented the application and the proposed school on the Clairol site. Mrs. Grosso moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.

Zoning Board of Appeals Referrals:

ZBA - Appl. #030-55 Carol Waggaman requesting variances of setbacks and coverage in order to construct an addition to a dwelling at 378 Pepper Ridge Road. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

ZBA - Appl. #031-05 Hajrudin Ira Dragovic requesting an expansion of a non-conforming use & variance of parking requirements to convert storage space to a gift shop at the Long Ridge Tavern, 2635 Long Ridge Road. Mrs. Grosso moved

to recommend approval. Mr. Curtis seconded the motion and it passed with those present voting.

ZBA - Appl. #033-05 Daniel Bertram requesting variances of setbacks & coverage in order to build an addition to a dwelling at 448 Old Long Ridge Road. Mrs. Fishman moved to recommend approval. Mrs. Dell seconded the motion and it passed with those present voting.

ZBA - Appl. #034-05 Bert Ventura requesting variances of setbacks & coverage in order to construct an addition & deck to a dwelling at 560 Webbs Hill Road. The Board tabled this matter.

ZBA - Appl. #035-05 Innis Arden Golf Club Inc. requesting a special exception to construct a pump house, snack bar & golf teaching hut at Shore Road. Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.

There being no further business the meeting was adjourned at 10:50 P.M.

Respectfully Submitted
Rose Marie Grosso, Secretary

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