

MINUTES OF PLANNING BOARD REGULAR
MEETING #3424 TUESDAY, JUNE 28, 2005,
4TH FLOOR CAFETERIA GOVERNMENT CENTER,
888 WASHINGTON BLVD., STAMFORD, CT

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

The Chairman, Mr. Hill, opened the public hearing and regular meeting at 7:00 P.M.

The scheduled public hearing on **Subdivision #3898, A.R. Trust** was postponed, since the Advocate failed to publish the second required notice.

The items discussed were as follows:

Subdivisions:

Subdivision Application #3893 Roxbury Road Development LLC, 2 parcels.
Property is located on the south side of Roxbury Rd. (#212 Roxbury Road).

After discussion, 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 39,376 square feet and is shown on a map dated revised April 13, 2005 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. The development of lot A-1 shall be subject to site plan review and approval of the Environmental Protection Board (note to appear on final map).
4. Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).

5. Submission of a "Landscape Maintenance Agreement" to ensure the success of plantings in the Open Space Areas.
6. Submission of a "Drainage Facilities Maintenance Agreement."
7. Implementation of landscape plan as shown on drawing #4, submitted by Environmental Land Solutions April 13, 2005.
8. Approval by the City Engineer as to drainage.
9. In-ground fuel tanks shall be prohibited (note to appear on final map).
10. 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).
11. Filing of a performance bond or other form of surety acceptable to Corporation Counsel.
12. In accordance with CGS 8-26c, approval shall expire on July 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.

Mr. Garnjost seconded the motion and it passed with those present voting.

Subdivision Application #3894 of Antonio Kaczurouski, 2 parcels. Property is located at the northeast intersection of Nelson & Wallace Streets (#7 Nelson Street).

After review, Mrs. Fishman moved to approve subject to the following conditions:

1. Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
2. Submission of a "Standard Landscape Maintenance Agreement" to ensure the success of plantings.
3. 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).
4. Approval by the City Engineer as to drainage.

5. In-ground fuel tanks shall be prohibited (note to appear on final map).
6. The existing two-family house on lot shall be converted into a one-family house prior to either the conveyance of lots A or B, or a certificate of occupancy for a new house to be constructed on lot A, whichever occurs first.
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. In accordance with CGS 8-26c, approval shall expire on July 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).
9. Subdivision reference number to be placed on final map.
10. The Planning Board finds this subdivision consistent with all applicable goals and policies of the Connecticut Coastal Management Act, and has been shown that the potential adverse impacts of the proposed activity on both coastal resources and future water-dependent activities are acceptable, thereby fulfilling the requirements of the Act, C.G.S. Sections 22a-108, inclusive.

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

Subdivision Application #3901 of Reliance Property Group, 2 parcels.

Property is located on the north side of Hamilton Avenue (#88 Hamilton Avenue).

After review, Mr. Garnjost moved to approve subject to the following conditions:

1. Delineation of "Open Space Landscaped Area" - to be maintained in a natural state except as may be authorized by the Environmental Protection Board; the area so designated is 8,300 square feet and is shown on a map dated revised June 23, 2005 on file in the Planning Board office.
2. Approval by the City Engineer as to drainage, including effects of any previous improvements to the property.
3. In-ground fuel tanks shall be prohibited (note to appear on final map).

4. 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).
5. In accordance with CGS 8-26c, approval shall expire on July 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).
6. Subdivision reference number to be placed on final map.

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

Subdivision Application #3902 Carmine & Lucille Longo, 2 parcels.

Property is located on west side of Hope Street (#824, #830 Hope Street)

After review, Mrs. Dell moved to approve subject to the following conditions:

1. Delineation of "Open Space Screening" - to be maintained in a natural state except as may be authorized by the Environmental Protection Board; the area so designated is 1,430 square feet and is shown in color on a map dated revised March 15, 2005 on file in the Planning Board office.
2. Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
3. Approval by the City Engineer as to drainage.
4. In-ground fuel tanks shall be prohibited (note to appear on final map).
5. 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).
6. In accordance with CGS 8-26c, approval shall expire on July 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).
7. Subdivision reference number to be placed on final map.

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

Subdivision Application #3904 John Gullans, 2 parcels. Property located on westerly side of Brinkerhoff Avenue (#72 Brinkerhoff Avenue).

After review, Mrs. Grosso moved to approve subject to the following conditions:

1. Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
2. Approval by the City Engineer as to drainage.
3. In-ground fuel tanks shall be prohibited (note to appear on final map).
4. 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).
5. In accordance with CGS 8-26c, approval shall expire on July 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).
6. Subdivision reference number to be placed on final map.

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

Zoning Board of Appeals Referrals:

ZBA Appl. 083-05 Kathleen Fox requesting variances of setbacks & coverage in order to construct an addition to a dwelling at 66 Fairview Avenue.

Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.

ZBA Appl. 084-05 Romelia & Fernando Diaz requesting variances of coverage & setbacks in order to construct an addition to a dwelling at 56 Givens Street. Mrs. Grosso moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.

ZBA Appl. #087-07 Torrey & Lauren Brooks requesting variances of height & setback to construct an addition to a dwelling & a garage at 179 Palmers Hill Road.

This item was tabled.

Correspondence:

Letter from Richard Redniss requesting a ninety-day extension to file a map for Subdivision #3885. Mrs. Dell moved to approve the extension. Mrs. Grosso seconded the motion and it passed with those present voting.

There being no additional business, the meeting was adjourned.

Respectfully Submitted,
Rose Marie Grosso, Secretary

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