

MINUTES OF PLANNING BOARD REGULAR
MEETING #3383 TUESDAY, FEBRUARY 3, 2004
7TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BLVD., STAMFORD,
CT.

Present for the Board were: Duane Hill, Chairman; John T. Garnjost; Theresa Dell; Marggie Laurie; and Claire Fishman. Present for staff: Robin Stein, Land Use Bureau Chief.

The Chairman Mr. Hill opened the regular meeting at 7:00 PM.

Correspondence:

Memo from Mayor Malloy, Purchase Agreement for the Acquisition of 3-27 West Park Place. Mr. Stein reviewed the background of this acquisition, which was a key component of the Mill river park system. Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously. Voting were DH, JG, RG, TD and CF.

Subdivisions:

Subdivision Appl. #3860 Benton Grant for subdivision of property into 2 parcels located at the westerly terminus of Campbell Drive. Mr. Stein reviewed the application and the reports received from the Environmental Protection Board and Health Department. After discussion, Mrs. Fishman moved to approve subject to the following conditions:

- 1) **Filing of a conservation easement to include the area designated as “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 43,003 sq. ft. or 0.99 Acres. 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.**
- 2) **Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).**
- 3) **Submission of a “Landscape Maintenance Agreement” to ensure the success of plantings in the Open Space Areas. (Note to appear on final map).**
- 4) **Submission of a “Drainage Facilities Maintenance Agreement” (note to appear on final map).**

- 5) **Approval by the City Engineer as to driveway construction and drainage.**
- 6) **In-ground fuel tanks shall be prohibited (note to appear on final map).**
- 7) **Filing of a performance bond or other form of surety acceptable to Corporation Counsel to include common driveway and common drainage portions of the development.**
- 8) **Site Plan Review by the Environmental Protection Board for the development of Lots C-1A and C-1B.**
- 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) **In accordance with CGS 8-26c, approval shall expire on February 9, 2009, 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).**
- 11) **Subdivision reference number to be placed on final map.**

Mr. Garnjost seconded the motion and it passed unanimously. Voting were DH, JG, RG, TD and CF.

Subdivision Appl. #3864 Douglas & Lisa Cooke for subdivision of property into 2 parcels located on the southeast corner of Elizabeth Avenue & Selby Place. Mr. Stein reviewed the application and action taken by the Zoning Board of Appeals, which granted variances. After discussion, Mrs. Dell 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) **Final streetscape shall be shall be subject to the approval of the Executive Director of the Environmental Protection Board (note to appear on final map).**
- 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 February 6, 2009, 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 unanimously. Voting were DH, JG, RG, TD and CF.

Subdivision Appl. #3866 Frank & Amy Scaturchio for subdivision of property into 2 parcels located on the south side of Weed Hill Avenue (#210 Weed Hill Avenue). Mr. Stein reviewed the application. After discussion, Mrs. Dell 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 "Drainage Facilities Maintenance Agreement" (note to appear on final map).**
- 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 February 6, 2009, 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. Fishman seconded the motion and it passed unanimously. Voting were DH, JG, RG, TD and CF.

Zoning Board of Appeals Referral:

ZBA #002-04 Knights of Columbus requesting a use variance and variances of side yard and coverage to permit the construction of a funeral parlor at 453 Shippan Avenue. John Leyden, Esq. And Brendan Leyden, Esq. made presentations representing the applicants. After discussion, Mrs. Dell moved to

recommend approval. Mrs. Grosso seconded the motion and it passed unanimously. Voting were DH, JG, RG, TD and CF.

(Mrs. Laurie arrived)

ZBA #003-04 Richard & Jonna Marie Gabriele requesting an expansion of a non-conforming use and variances of front yard setback and building height to expand a non-conforming two-family house at 89 West Avenue. After discussion, Mrs. Dell moved to recommend approval. Mrs. Laurie seconded the motion and it passed unanimously with the regular members voting.

ZBA #005-04 Kenneth & Daniel D'Andrea requesting variances of lot size and front yard setbacks in order to subdivide property at 104 McMullen Avenue. Attorney John Leyden made a presentation and stated that the proposed lots would be consistent with the neighborhood. After discussion, Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with the regular members voting.

ZBA #009-04 Roger Quick requesting a variance of Section 7, paragraph O to allow three abutting accessways in order to subdivide property at 42 Saddle Hill Road. After discussion, Mrs. Dell moved to recommend approval. Mr. Garnjost seconded the motion and it passed unanimously with the regular members voting.

Mrs. Laurie moved to discuss the following item, which was not on the original agenda, which was seconded by Mr. Garnjost and unanimously agreed to:

Letter from Atty. John Cassone requesting extension of time for Subdivision #3844. Mr. Garnjost moved to grant the extension. Mrs. Laurie seconded the motion and it passed unanimously with the regular members voting.

Under New Business, Mr. Garnjost announced that he would no longer be serving as the **Planning Board's representative to SWRPA**. Mr. Garnjost moved that the Board appoint Mrs. Grosso as the planning Board's representative to SWRPA, effective immediately. Mrs. Laurie seconded the motion and it passed unanimously with the regular members voting.

Mr. Garnjost reported on the open house held by the Technology Academy (AIT). Mr. Hill agreed to share the Board's concerns regarding the marketing to out of district students, with Kim Olds.

The Chairman adjourned the regular meeting at 8:25 PM.

The Chairman opened the PUBLIC HEARING 2004/2005 Capital Budget/2005-2011 Capital Plan at 8:30 PM.

Mr. Hill provided opening comments on the budget process. Mr. Grunberger of the East Side Partnership spoke in favor of funding to paint the Railroad Bridge over East Main Street. Gladys Cohen representing the Friends of Ferguson Library commended the Board for including funds to renovate the Ferguson Library. Carmen Domonkos spoke on behalf of the Springdale Association and thanked the Board for including funding for the Weed Branch.

There being no other speakers, the Chairman adjourned the meeting at 9:00 PM.

Respectfully submitted,
Maggie Laurie, Secretary

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