

MINUTES OF PLANNING BOARD REGULAR
MEETING #3387 TUESDAY, MARCH 30, 2004,
7TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BLVD., STAMFORD,
CT.

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

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

Subdivisions:

Subdivision Appl. #3863 Kathryn Barrett-Park & Thomas M. Park for subdivision into 2 parcels located on the north side of Haviland Road. Known as 519 Haviland Road.

Mr. Stein reviewed the issues raised at the public hearing and the technical reports received. After discussion, Mrs. Grosso moved to approve subject to the following conditions:

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 3.46 acres and is shown on a map dated, revised 2/2/04, on file in the Planning Board office.

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.

An inland wetlands permit from the Environmental Protection Board shall be required for the proposed drainage improvements on lot 2B (note to appear on final map).

The development of lot 2A shall be subject to site plan review and approval of the Environmental Protection Board (note to appear on final map).

Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).

The swimming pool on lot 2B shall be removed prior to the granting of a building permit for lot 2A or the conveyance of the property, whichever occurs first (note to appear on final map).

Conditions set forth in a letter from the Director of Health and Social Services to the Land Use Bureau Chief dated February 19, 2004 (note to appear on final map).

Provision of additional plantings including a landscaped buffer along a portion of the westerly boundary of lot 2A as shown on a plan dated, revised 2/2/04, on file in the Planning Board office.

Driveway serving lot 2A shall be located on the easterly side of the lot (note to appear on final map).

Submission of a "Landscape Maintenance Agreement" to ensure the success of plantings in the above condition (note to appear on final map).

Submission of a drainage facilities maintenance agreement (note to appear on final map).

Submission of drainage system plans for review and approval by the City Engineer.

In-ground fuel tanks shall be prohibited (note to appear on final map).

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).

Filing of a performance bond or other form of surety acceptable to Corporation Counsel to cover the drainage system and plantings.

In accordance with CGS 8-26c, approval shall expire on April 2, 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).

Subdivision reference number to be placed on final map.

Mrs. Dell seconded the motion and it passed unanimously with Mr. Hill, Mr. Garnjost, Mrs. Grosso, Mrs. Dell and Mrs. Fishman voting.

Subdivision Appl. #3868 of Edward & Lisa Nemchek for subdivision into 2 parcels located on the west side of Long Ridge Road. Known as 1336 Long Ridge Road.

Mr. Stein reviewed the public hearing and technical reports. After discussion, Mrs. Dell moved to approve subject to the following conditions:

Driveway easement serving lots A-1 and A-2 shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement.

The development of lot A-2 and shall be subject to site plan review by the Environmental Protection staff (note to appear on final map).

Property contains natural resources of significant conservation and environmental to be protected to the greatest extent feasible (note to appear on final map).

Conditions set forth in a letter from the Director of Health to the Land Use Bureau Chief dated December 31, 2003 (note to appear on final map).

Drainage system plans shall be reviewed and approved by the City Engineer.

Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).

In-ground fuel tanks shall be prohibited (note to appear on final map).

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).

In accordance with CGS 8-26c, approval shall expire on April 2, 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).

Subdivision reference number to be placed on final map.

Mrs. Fishman seconded the motion and it passed unanimously. Voting were Mr. Hill, Mr. Garnjost, Mrs. Grosso, Mrs. Dell and Mrs. Fishman.

Zoning Board of Appeals Referrals:

ZBA #021-04 Church of Jesus Christ of the Latter Day Saints requesting a special exception to expand parking for a church at 834 Stillwater Road. Board deferred this item pending the receipt of additional information.

ZBA #024-04 Franklin Commons Corporation requesting variances of coverage, front and side yard setbacks in order to convert an existing gym/swimming pool into twelve apartment units at 141 Franklin Street. Attorney Cacace presented the application and explained the changing services provided by Franklin Commons. He explained that they planned to provide a total of

sixteen supportive units. Mr. Brown, the architect, explained the physical layout. Mr. Garnjost moved to recommend approval. He stated that the project supported the Master Plan goal of providing diversity in housing. Mrs. Grosso seconded the motion and it passed unanimously. Voting were Mr. Hill, Mr. Garnjost, Mrs. Grosso, Mrs. Dell and Mrs. Laurie.

New Business:

Mr. Garnjost moved to consider the following item that was not on the original agenda Mrs. Laurie seconded the motion and it passed unanimously.

River House, 35-49 West Broad Street, Amendment to URC Plan.

Bill Hennessey, Paxton Kinol, Ray Kinol and Rick Redniss explained the 92-unit housing project. They stated that the proposed development and M-RD zone was consistent with the Master Plan. Rachel Goldberg, counsel for the Urban Redevelopment Commission and Chairman Steve Osman explained the URC amendment process. The amendment would remove the cloud of possible city condemnation from the property, while maintaining the affordable housing requirement under zoning. Mr. Garnjost moved to recommend approval of the URC amendment as consistent with the Master Plan. Mrs. Dell seconded the motion and it passed unanimously. Voting were Mr. Hill, Mr. Garnjost, Mrs. Grosso, Mrs. Dell and Mrs. Laurie.

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

Respectfully submitted
Maggie Laurie, Secretary

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