

MINUTES OF PLANNING BOARD REGULAR  
MEETING #3388 TUESDAY, APRIL 13, 2004  
7<sup>TH</sup> FLOOR CONFERENCE ROOM 888  
WASHINGTON BOULEVARD, STAMFORD,  
CT

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

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

**Subdivision:**

**Subdivision #3865 Robin Tarry** for subdivision into 2 parcels on the southeast side of Pinner Lane (#63 Pinner Lane). Mr. Garnjost recused himself from participating in the discussion and vote.

Mr. Stein reviewed the application as well as reports received from the Environmental Protection Board, Health Department, and Engineering Department. He also reviewed correspondence and draft agreements between the applicant and abutting owners. After discussion, Mrs. Grosso moved to recommend approval subject to the following conditions:

- 1) Delineation of "Open space Preserve – to be maintained in a natural state except for grading necessary to install the septic system and additional plantings for screening and as may be authorized by the Environmental Protection Board;" the area so designated is 9,100 square feet and is shown in color on a map dated revised February 28, 2004 on file in the Planning Board office.
- 2) Driveway easement serving lot 2 shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement.
- 3) The development of lot 2 shall be subject to review and approval of the Environmental Protection staff (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) Conditions set forth in a letter from the Director of Health and Social Services to the Land Use Bureau Chief dated February 4, 2004 (note to appear on final map).
- 6) Provision of additional screening with plantings and/or fencing as depicted on a Preliminary Mitigation Plan dated revised, 4/13/04. Plantings shall be installed prior to the issuance of a building permit.
- 7) Submission of a "Landscape Maintenance Agreement" to ensure the success of plantings in the areas for screening purposes.
- 8) Submission of a drainage facilities maintenance agreement (note to appear on final map).
- 9) Approval by the City Engineer as to drainage.
- 10) Provision of a bond or other form of acceptable surety to cover required drainage improvements and landscaping.
- 11) In-ground fuel tanks shall be prohibited (note to appear on final map).
- 12) 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).
- 13) In accordance with CGS 8-26c, approval shall expire on April 16, 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).
- 14) Subdivision reference number to be placed on final map.  
Mrs. Dell seconded the motion and it passed unanimously. Voting were Mr. Hill, Mrs. Grosso, Mrs. Dell and Mrs. Fishman.

### **Zoning Board Referrals:**

**ZB #204-06 Richard Redniss** requesting a text amendment to Article III, Section 9-A.2.g to allow for general plan approval in R-D Designed Residential Districts. Mr. Redniss explained that the amendment was a procedural change that would standardize procedures for all designed districts. He reviewed current problems whereby an applicant has to go for an Environmental Protection Board permit without first knowing whether the Zoning Board will look favorably on an application.

Gail Okum of the Stamford Watershed Alliance spoke and stated that she did not oppose the application. Mr. Hill stated that the proposed amendment would

make the system user-friendlier without compromising the process. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

**ZB#204-07 River House Assoc.** requesting a map change from C-N/R-5 to MRD, Mill River Design District for property on the corner of West Broad and Hanrahan Streets. Mr. Redniss and Mr. Kinol, the developer, explained the project, which conforms to the Mill River Plan and Master plan. Mr. Kinol stated that the affordable units will be built on site and that they will cost the developer \$2,000,000 or 7.5% of the project cost. Mrs. Grosso recommended that the Zoning Board should further review parking and traffic circulation. After further discussion, Mr. Garnjost moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously with those present voting.

**Zoning Board of Appeals Referral:**

**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. After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

**ZBA #041-04 Margaret Ludders** requesting a variance to expand a non-conforming use in order to construct an addition to a residence at 1267 Rockrimmon Road. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Laurie seconded the motion and it passed unanimously with those present voting.

**ZBA #044-04 Robert Cox** requesting variances of front yard setback and coverage in order to construct an addition to a residence at 107 Davenport Drive. After discussion, Mr. Garnjost moved to recommend denial. Mrs. Grosso seconded the motion and it passed by a vote of three to two with all members present voting.

**Old Business** the Board discussed the operating and capital budgets. Mr. Garnjost raised a question as to why the Parking Garage had not been included in the Mayor's March 17<sup>th</sup> transmittal letter. He asked staff to check with Ben Barnes. Mr. Hill also raised concerns regarding cuts to the Bureau's operating budget. He suggested that the other Land Use boards advocate for necessary funding in next year's budget.

**New Business**, the Board discussed the procedure for “landing” Master Plan Category #12—Mixed-Use Overlay on specific sites. Mr. Stein suggested that the Master Plan’s MOD objectives be reviewed. Mr. Hill added that the impact on economic development would also need to be looked at.

There being no further business, the meeting was adjourned at 10:35 PM.

Respectfully submitted,  
Marggie Laurie, Secretary

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