

MINUTES OF PLANNING BOARD REGULAR
MEETING #3393 TUESDAY, JUNE 8, 2004
7TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BOULEVARD,
STAMFORD, CT.

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

The Chairman, Mr. Hill, opened the meeting at 7:35 PM.

The first portion of the meeting was held in the Board of Education Conference Room.

Supplemental Capital Request, Interdistrict elementary magnet school, \$58 million. The Board of Education staff and consultant presented the item. They stated that no site had been determined although they were seeking a site in Waterside. They said the City's cost share would be \$2.9 million. After further discussion, Mr. Garnjost moved to recommend approval subject to the cost figures for the new school being reconciled between conflicting documents. Mrs. Dell seconded the motion and it passed unanimously with the regular members voting.

The Board resumed its meeting in the Planning Board Conference Room at 8:40 PM.

Zoning Board of Appeals Referral:

ZBA APPL. #061-04 Children's School Inc. requesting a special exception to construct a new school building at 12 Gary Road. Mr. Hennessey presented the application and said that it conformed to the master plan. He said that enrollment would expand to 130 children and that a 2.2 acre site had been added to the property. He said that access to the school would be restricted to Scofieldtown Road and that a new septic system would be installed. Attorney Beth Boyer representing the Gary Road neighborhood spoke in support of the project. Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members voting.

Subdivision:

Subdivision 3871 for three parcels on the east side of Rock Spring Road with Treat Avenue. Mr. Stein reviewed the public hearing and staff comments.

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 6,780 sq. ft. and is shown in color on a map dated February 12, 2004 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) Driveway easements serving lots 1, 2, and 3 shall be delineated on the final map and vehicular ingress and egress to be restricted to said easements as shown on alternate site plan #2, dated June 1, 2004.
- 4) All development activities subject to Site Plan Approval by the Environmental Protection Board (note to appear on final map).
- 5) Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
- 6) Submission of a "Drainage Facilities Maintenance Agreement."
- 7) Streetscaping and landscaping as shown on a map dated revised February 19, 2004, to be revised to include the addition of increased screening to a total of 120 ft. from Rock Spring Rd., along the northerly boundary of lot #1. Final streetscape shall be subject to the approval of the Executive Director of the Environmental Protection Board (note to appear on final map).
- 8) Submission of a "Landscape Maintenance Agreement" to ensure the success of plantings in landscaping and streetscaping.
- 9) Approval by the City Engineer as to driveway construction and drainage.
- 10) In-ground fuel tanks shall be prohibited (note to appear on final map).
- 11) The provision of four additional parking spaces as shown on the map of "Alternative siting and grading plan" dated 3/12/04 shall be constructed of non-impervious material. Spaces V3 and V4 shall be adequately screened.

- 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) Filing of a performance bond or other form of surety acceptable to Corporation Counsel to cover drainage, common driveway, and landscaping improvements.
- 14) In accordance with CGS 8-26c, approval shall expire on June 11, 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).
- 15) Subdivision reference number to be placed on final map.

Mrs. Dell seconded the motion and it passed unanimously with the regular members voting.

Zoning Board of Appeals Referrals:

ZBA APPL. 3057-04 Kearny 7 Debra Calang requesting a variance of access way width to subdivide property at 790 Newfield Avenue. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Laurie seconded the motion and it passed unanimously with the regular members voting.

Mrs. Grosso moved to discuss the following items not on the original agenda:

Zoning Board Referrals:

ZB Appl. 204-12, Zoning Text Change, Richard W. Redniss

To Amend P-D Planned Development District regulations regarding building coverage, setbacks and tandem/elevator parking.

ZB Appl. 204-13, Zoning Map Change, Rockledge LLC

To Change to P-D Planned Development District property now zoned R-H, located at 68-78 Forest Street and 96 Grove Street.

ZB Appl. 204-14, Zoning Special Exception and General Plan (PD)

Special Exception – off-site construction of Below Market Rate housing.

General Plan – 83 unit High-Rise Residential Building.

Mrs. Laurie seconded the motion and it passed with the regular members voting.

Mr. Redniss, Mr. Leydon and Mr. Schlesinger made the presentation. They explained the design, parking and proposed off-site affordable units. They also explained the need to relocate existing residential tenants. The Board tabled action on these matters until a subsequent meeting.

Under New Business, Mrs. Grosso stated that SWRPA had honored Mr. Garnjost for his years of service on SWRPA. The Board thanked Mr. Garnjost for his years of service as representative of the Planning Board.

There being no further business the meeting was adjourned at 10:55 PM.

Respectfully submitted,
Maggie Laurie, Secretary

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