

MINUTES OF PLANNING BOARD REGULAR
MEETING #3402 TUESDAY, OCTOBER 12, 2004
7TH FLOOR CONFERENCE ROOM, 888 WASHINGTON
BOULEVARD, STAMFORD, CT

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

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

Supplemental Capital Project Appropriation:

Request Housing Development Fund \$1, 600,000 Mr. Stein explained that these funds were a result of the inclusionary zoning requirement obtained from the developers of the Pipers Hill residential project. Mrs. Dell moved to recommend approval. Mr. Garnjost seconded the motion with those present voting.

Subdivision:

Subdivision Appl. #3874, Susan Wise 2 lots at the SE corner of Blueberry Drive & West Hill Rd. Known as 283 West Hill Road. Mr. Stein reviewed the file and the public hearing. After discussion, Mrs. Dell moved to recommend approval with 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 a 10' buffer along the easterly boundary of lot B-1 and lot B-2.
- 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) Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
- 4) Final streetscape shall be subject to the approval of the Executive Director of the Environmental Protection Board (note to appear on final map).

- 5) Approval by the City Engineer as to drainage.
- 6) In-ground fuel tanks shall be prohibited (note to appear on final map).
- 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 October 15, 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).
- 9) Subdivision reference number to be placed on final map.

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

Zoning Board Referrals:

- a) **Appl. 204-10 Southern Life & Health Insurance Co.** requesting a text amendment of Section 9-C.6, IP-D District Regulations. After discussion, Mrs. Grosso moved to recommend approval. Mr. Garnjost seconded the motion and it passed unanimously with those present voting.
- b) **Appl. 204-36 St. Lukes Community Services** requesting a text amendment of Article II, Section 3A regarding Supportive Housing. After discussion, Mrs. Dell moved to recommend approval. Mr. Grosso seconded the motion and it passed unanimously with those present voting.
- c) **Appl. 204-37 St. Lukes Community Services** requesting a special exception to convert an existing gym & pool space into 16 units of supportive housing at 141 Franklin Street. After discussion, Mrs. Fishman moved to recommend approval. Mr. Garnjost seconded the motion and it passed unanimously with those present voting.

Correspondence from Redniss & Mead:

Requesting additional 90-day extension to file the final map for subdivision #3865 Pinner Lane. After discussion, Mrs. Grosso moved to recommend approval. Mr. Garnjost seconded the motion and it passed unanimously with those present voting.

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

Respectfully Submitted
Rose Marie Grosso, Secretary

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