

MINUTES OF PLANNING BOARD REGULAR  
MEETING #3358 TUESDAY, MARCH 11, 2003,  
7<sup>TH</sup> FLOOR CONFERENCE ROOM, GOVERNMENT  
CENTER, 888 WASHINGTON BLVD., STAMFORD

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

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

**Agreement for New Neighborhoods Development at Hoyt and Franklin Streets.** Mr. Barnes reviewed the agreement extension. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously with the members present voting.

Pending Subdivisions:

**Subdivision Appl. #3832 – New England Custom Kitchens LLC.** After discussion, Mrs. Fishman 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 8650 square feet and is shown in color on a map entitled "Preliminary Subdivision of property of New England Custom Kitchens, LLC, Stamford, Connecticut" dated (revised) January 21, 2003 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) Provision of a ten (10) foot wide landscaped buffer along the southerly boundary of Parcel B-1 and along a portion of the westerly boundary of Parcel B-2 as shown on a map dated revised January 21, 2003.
- 4) The development of lot B2 shall be subject to review and approval of the Environmental Protection Agency (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) In-ground fuel tanks shall be prohibited (note to appear on final map).

- 7) Applicant shall petition the Board of Representatives to continue the street name Merriman Road to the intersection with Vine Road thus eliminating the northerly.
- 8) 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).
- 9) In accordance with CGS 8-26c, approval shall expire on March 14, 2008, 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).
- 10) Subdivision reference number to be placed on final map.

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

**Subdivision Appl. #3838 Heritage Homes of Connecticut.** Both Mrs. Grosso and Mrs. Dell expressed concerns over the layout, impact of the wetlands on one of the lots and the parking in the front yard. It was decided to table that matter.

Zoning Board of Appeals Referrals:

**ZBA Appl. #038-03 Seven 26 728 S. Pacific Assoc.** After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with those members present voting.

**ZBA Appl. # 042-03 Greek Orthodox Church of the Annunciation.** Mr. Hennessey presented the application. After discussion, Mrs. Fishman moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously with those present voting.

**ZBA Appl. #044-03 Julia Gray.** After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

Correspondence:

**Correspondence from Carlo Errico, Subdivision #3833** As this item was not on the original agenda, Mrs. Grosso moved to consider the item. Mrs. Fishman seconded the motion and it passed unanimously with those members present voting. Mrs. Grosso then moved to amend the condition requested of subdivision #3833. Mrs. Dell seconded the motion and it passed unanimously with those members present voting.

The following Minutes were approved:

November 19, 2002, November 26, 2002, December 4, 2002, December 10, 2002. December 17, 2002 was approved as corrected (Mrs. Grosso did not vote on ZBA 016-03).

Under Old Business:

The Board agreed to send the same letter to the Zoning Board of Appeals regarding application 017-03, since there had been no material change from the prior application (Mr. Hill did not participate in the discussion).

There being no further business, the meeting was adjourned at 8:45 PM.

Respectfully submitted,  
Duane Hill, Chairman, Stamford Planning Board

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