

MINUTES OF PLANNING BOARD REGULAR
MEETING #3370 TUESDAY, SEPTEMBER 9, 2003
7TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BLVD., STAMFORD,
CT.

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

Correspondence:

Supplemental Capital Appropriation for Acquisition of 8 & 12 West Park Place, \$448,500 State Grant. Robin Stein and Rachael Goldberg, Counsel for the Urban Redevelopment Commission, reviewed the request to purchase property for the Mill River Greenbelt.

The City had previously agreed to purchase the property in a land swap agreement with the URC, Hoffman Associates and Archstone with the agreement by the City to pay the URC \$690,000 for the property. The \$448,500 is a State grant which will defray a significant portion of this cost. Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

Subdivisions:

Subdivision #3791 North Ridge Associates, Inc. requesting modification of conditions of approval at Woodbine and Cascade Roads. Mr. Stein reviewed the request and the comments heard at the public hearing. Mrs. Dell stated that she had no objection to the request to allow in-ground irrigation but that she opposed expanding the lawn area from one-third to one-half acre. Mrs. Grosso stated that she did not object to expanding the area to one-half acre and she also favored allowing in-ground irrigation with the provision of engineering controls as suggested by Mr. Slayback.

Mrs. Dell moved to keep Condition #2 regarding the one-third acre restriction unchanged. Mrs. Grosso seconded the motion and it passed by a vote of two to one. Voting were Mr. Garnjost and Mrs. Dell in favor and Mrs. Grosso opposed. Mr. Hill and Mrs. Fishman did not participate in the vote. Mrs. Grosso moved to delete the prohibition of in-ground (Condition #11) irrigation with the condition that engineering controls in the design and installation of any such system be incorporated. Mrs. Dell seconded the motion and it passed unanimously. Voting were Mr. Garnjost, Mrs. Grosso and Mrs. Dell.

Subdivision #3849 Michael Yelner 5 parcels on the n/w corner of Riverbank and Long Ridge Roads.

Mr. Stein reviewed the minutes from the public hearing. Mrs. Dell and Mrs. Grosso urged consideration of a secondary means of emergency access. After further discussion, Mrs. Dell 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 12.09 acres and is shown in on a map dated May 1, 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) Lots 1,2 and 3 shall require a permit from EPB; Lots 4 and 5 shall be subject to the review and approval of the Environmental Protection Board under the Site Plan Review Process (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 to the Land Use Bureau Chief dated June 12, 2003 (note to appear on final map).
- 6) The existing bridge on Lot 1 to be used only as a secondary means of emergency ingress and egress. (Note to appear on final map)
- 7) In-ground fuel tanks shall be prohibited (note to appear on final map).
- 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 September 12, 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. Voting were Mr. Hill, Mr. Garnjost, Mrs. Dell and Mrs. Grosso.

Subdivision #3848 Neville Denton, 2 parcels on the N/E corner of Durant St. & Amelia Pl. (74 Durant St.) After discussion, Mrs. Dell moved to approve subject to the following conditions:

- 1) Final streetscape shall be subject to the approval of the Executive Director of the Environmental Protection Board. (Note to appear on final map).
- 2) Landscaping to screen the parking area on Parcel B from Durant Street shall be provided subject to review and approval by the Executive Director of the Environmental Protection Board. (Note to appear on final map).
- 3) In-ground fuel tanks shall be prohibited (note to appear on final map).
- 4) The Storm water management plan shall be subject to review and approval by the City Engineer.
- 5) In accordance with CGS 8-26c, approval shall expire on September 12, 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).
- 6) Subdivision reference number to be placed on final map.

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

ZONING BOARD REFERRAL:

ZB Appl. #203-04 Richard W. Redniss requesting a text change of Article III, Section 9-A-2, R-D to provide a below market rate housing requirement and **ZB APPL. #203-24 Pipers Three LLC, Southwestern Norco Limited Partnership, Premimar LLC** requesting a Zoning map change from R-20 to R-D-20, for 30 acres of property located on the E/S of Long Ridge Rd. beginning at a point approximately 160 feet south of Barnes Rd. As these two items were related they were taken up together.

Mr. Redniss and Mr. Hennessey presented the application. They explained that the adjacent Heatherwood development would be a model for this proposed 59-unit project off of Long Ridge Road.

They reviewed the affordable housing plan that would include the four existing homes on Long Ridge Road. In response to a letter from Rene Kahn, they argued that the existing "castle" is not historic and in very poor condition. They added that over 42% of the property would be a conservation easement area and that there would be 2000 feet of linear river frontage with public access connecting to Finch Meadows (with the exception of one hold out

property). Mr. Hennessey explained that the proposal is consistent with the Master Plan. They said that emergency access to Barnes Road would be provided.

Mr. Garnjost moved to recommend approval of Application **203-04**. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

Mrs. Dell moved to recommend approval of Application **203-24** with the additional request that pedestrian access be provided to Barnes Road and Castlewood as well as emergency access to Barnes Road. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

Zoning Appl. #203-26 Marclaire LLC & GCC Partners LLC requesting a Zoning map change from R-MF and M-L to C-I for property located between East Main St., North State St. and Lafayette St. Mr. Redniss reviewed the proposal and said that all the property owners on the subject block favored the zone change. He said that they would not object to limiting the size of potential retail uses so as not to compete with the downtown. Mr. Stein and several Board members raised concerns about including the predominantly residential westerly portion of the block. After further discussion, Mrs. Fishman moved to recommend approval of the change to C-I for the easterly portion of the site only. Mrs. Dell seconded the motion and it passed unanimously with those present voting.

ZB APPL. #203-29 Lawrence Davidoff requesting a text amendment to Appendix B, Table IV of the Zoning Regulations to revise FAR controls on the C-I District. Mr. Davidoff explained that this amendment would place certain special exception controls upon development in the C-I District, located on Route 1, above certain threshold. After discussion, Mrs. Grosso moved to recommend approval with the FAR threshold to be set at 0.5. Mrs. Dell seconded the motion and it passed unanimously with those present voting.

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

Respectfully submitted
Maggie Laurie, Secretary

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