

MINUTES OF PLANNING BOARD MEETING
#3376 TUESDAY, NOVEMBER 25, 2003
7TH FLOOR CONFERENCE ROOM,
GOVERNMENT CENTER, 888 WASHINGTON
BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; John T. 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 7:30 PM.

Correspondence:

Option Agreement between the City & Housing Authority for the sale of properties at 17, 21, 23 Richmond Hill Avenue. Mr. Tufo and Mr. Fox of the Housing Authority along with Deputy Corporation; Counsel Sybil Richards presented the request. Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously with the regular members voting.

Subdivision:

Subdivision #3858 Thalia Komninos et als 5 lots at Hope & Frisbe Streets. Mr. Stein reviewed the comments received at the public hearing and the staff reports. Mrs. Dell and Mrs. Grosso expressed concern over the lot configuration. Mr. Hill stated that he too was uncomfortable with the lot layout but that there were insufficient grounds for denial. After further discussion, Mrs. Dell moved to approve the subdivision 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 5,144 square feet and is shown in color on a map dated revised 9/23/03 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) Parcels 1 and 2 shall be serviced by a common driveway and said driveway shall be depicted on the final map.
- 4) Significantly sized trees and stone walls shall be preserved to the greatest extent feasible (note to appear on final map).

- 5) In-ground fuel tanks shall be prohibited (note to appear on final map).
- 6) 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).
- 7) Approval by the City Engineer as to plans and specifications for drainage and the construction/reconstruction of curbing and concrete sidewalks along the Frisbie Street and Hope Street frontage.
- 8) Filing of a performance bond or other form of surety, acceptable to the Legal Department, to cover common driveway construction, construction/reconstruction of concrete sidewalks and curbing along Frisbie and Hope Street frontage, drainage facilities, and streetscape improvements.
- 9) Submission of a standard drainage facilities maintenance agreement.
- 10) Submission of a standard landscape maintenance agreement to cover streetscape and conservation enhancements.
- 11) Final streetscape plan/conservation enhancements shall be subject to the review and approval of the Executive Director of the Environmental Protection Board (note to appear on final map).
- 12) Utilities shall be placed underground.
- 13) Provision of a cooperative agreement with the City of Stamford for the enhancement and maintenance of the existing open space within the Brooklawn Avenue ROW, adjacent to parcel 4.
- 14) In accordance with CGS 8-26c, approval shall expire on November 28, 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).
- 15) Subdivision reference number to be placed on final map. Mrs. Grosso seconded the motion and it passed unanimously with the regular members voting.

Zoning Board Referral:

- a) **Zoning Board Referral Appl 203-36 UB Stamford L.P.** Text amendment to permit Health & Fitness Club use in the CSCD District (Ridgeway). Attorney Mike Cacace and Traffic Engineer Bernie Adler presented the

application, which would convert the old movie theater and offices into a fitness center. After discussion, Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with the regular members voting.

- b) **Zoning Board Appl. 203-35 Michael Sweeney** requesting a special exception under Section 7.3 (Historic Buildings) for 223 Henry Street. Rene Kahn spoke in support of the application and said that it would be a model for other property owners to consider. Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously with the regular members voting.

Zoning Board of Appeals Referrals:

- a) **Zoning Board of Appeals Referral APPL. #156-03 Emilio Coppola et al** requesting variances of frontage to permit a subdivision of three lots into four lots at 167/177 Belltown Road. The Board members expressed concern that the application does not conform either to the Zoning Regulations or Master plan. Mrs. Dell moved to recommend denial. Mrs. Grosso seconded the motion and it passed unanimously with the regular members voting.
- b) **ZBA APPL. #160-03 Child Care Center** requesting variances of parking setback, impervious surface coverage & landscaping to expand parking area & revise fencing at 64 Palmers Hill Road. (Mrs. Laurie left the meeting at this time). After discussion, Mrs. Grosso moved to recommend approval. Mr. Garnjost seconded the motion and it passed unanimously with DH, JG, RG, TD and CF voting.
- c) **ZBA APPL. #162-03 Wendon Realty LLC** requesting variances to expand a legal non-conforming use, side yard setback, and coverage to allow an extension of a previously approved building at 17 Irving Ave. The Board members expressed concern over the need to landscape the parking lot on Irving Street. After further discussion, Mr. Garnjost moved to recommend approval with the Board's concern over the parking lot to be included. Mrs. Dell seconded the motion and it passed unanimously with DH, JG, RG, TD and CF voting.

There being no further business the meeting was adjourned at 9:15 PM.

Respectfully submitted,
Maggie Laurie, Secretary

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