

MINUTES OF PLANNING BOARD - REGULAR MEETING #3336
AUGUST 6, 2002
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Marggie Laurie, Rose Marie Grosso, Theresa Dell, Helane E. Rheingold, Claire Fishman Robin Stein for staff.

The Chairman, Mr. Hill opened the meeting at 7:30 PM.

Pending Subdivisions:

Subdivision Appl. #3811 Samuel Lotstein Realty Co., LLC for the subdivision of property into three parcels on e/s of High Ridge Road. 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 2171 sq. ft., and is shown on a map dated "revised June 12, 2002" 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 the 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. Development of parcels B1 and B2 shall be subject to the review and approval of EPB staff prior to the start of any site activity (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. 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. Submission of a Standard drainage facilities maintenance agreement to ensure the full and proper function off all drainage systems. (Note to appear on final map).
8. Submission of a Performance surety for drainage improvements, plantings, demarcation features, erosion controls and other related features.
9. In accordance with CGS 8-26c, approval shall expire on July 9, 2007 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. Dell seconded the motion and it passed unanimously. Voting Mr. Hill, Mrs. Grosso, Mrs. Laurie, Mrs. Dell and Mrs. Fishman.

Subdivision Appl. #3810 Global Development Enterprises, LLC for the Subdivision of property into two parcels at 224 Selleck St. After discussion, Mrs. Laurie 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 12,214 sq. ft. and is shown on a map dated June 18, 2002 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 easement serving lots 1A and 1B shall be delineated on the final map.
4. Provision of landscaping, trees and/or shrubs, along the Selleck Avenue frontage subject to review and approval by the Land Use Bureau Chief or designee.
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. In accordance with CGS 8-26c, approval shall expire on August 9, 2007, 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).
8. Subdivision reference number to be placed on final map.

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

Zoning Board of Appeals Referrals:

ZBA #124-02 Peter Nanos, requesting variances to expand non-Conforming retail space and size of residential units; increase coverage; reduce front & side setbacks & increase non-conforming parking at 820 East Main St. (prior building destroyed by fire) in a R-H district. After discussion, Mrs. Fishman moved to recommend denial for the reason that given the lack of parking and non-conforming status of the original building, the proposed expansion would be excessive and negatively impact the area. Mrs. Dell seconded the motion and it passed unanimously. Voting were Duane Hill, Rose Marie Grosso, Marggie Laurie, Theresa Dell and Claire Fishman.

ZBA #130-02 St. Gabriel Middle School, requesting a special exception to Build an addition to the middle school at 928-948 Newfield Ave. in a R-20/ RA-1 District. After discussion, Mrs. Laurie moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously. Voting were Duane Hill, Rose Marie Grosso, Marggie Laurie, Theresa Dell, and Helane Rheingold.

There being no additional business, the meeting was adjourned at 8:50 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.