

MINUTES OF PLANNING BOARD - REGULAR MEETING #3351
TUESDAY, DECEMBER 17, 2002
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; John Garnjost; Rose Marie Grosso; Theresa Dell; Marggie Laurie; Claire Fishman; Helane Rheingold. Present for staff: Robin Stein, Land Use Bureau Chief.

The Chairman, Mr. Hill, opened the meeting at 7:00 PM.

Zoning Board of Appeals Referrals:

ZBA Appl. #004-03 Krysztof Kryszcynski et ux requesting variances of front and side yard setbacks to build an addition to a single family home at 198 Overbrook Drive. After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously. Voting were DH, RG, JG, TD & CF.

ZBA Appl. #005-03 Church of God - French Speaking requesting a variance of parking requirements to build an addition on an existing church at 690 Pacific Street. After discussion Mr. Garnjost moved to recommend approval subject to the applicant obtaining additional off-site parking. Mrs. Grosso seconded the motion; and it passed unanimously. Voting were DH, RG, JG, TD & CF.

ZBA Appl. #011-03 Lodato Properties LLC requesting an expansion of a Non-conforming use at 535 Hope Street. After discussion, Mrs. Grosso moved to recommend approval subject to additional landscaping. Mr. Garnjost seconded the motion and it passed unanimously. Voting were DH, RG, JG, TD & CF.

ZBA Appl. #016-03 Twin Lakes Inc. requesting a special exception and Setback variance to up-grade and expand a concession stand and club house at 12 West Haviland Lane. Mrs. Grosso asked to be excused from participating in the discussion and vote. Mrs. Fishman moved to recommend to the Zoning Board of Appeals that action be deferred pending resolution of issues with the Health Department. Mr. Garnjost seconded the motion and it passed unanimously. Voting were DH, JG, TD, CF.

ZBA Appl. #018-03 Bernardine Sisters of the Third Order of St. Francis requesting a special exception and variances of setbacks, landscape buffer & parking standards to allow for the division of property at 157-163 Skymeadow Drive. Mr. Redniss presented the application and stated that they intended to modify the division line between the school and the retreat. Mrs. Grosso moved to recommend approval. Mrs. Fishman seconded the motion and it passed unanimously.

Mrs. Rheingold arrived.

Subdivision:

Subdivision Application #3833 Carlos Errico, Dominick Errico & Angelo Errico for the subdivision of property into 2 lots at 157 Vine Rd. Mr. Stein reviewed the reports from the Environmental Protection Board and Engineering Bureau. After discussion, Mrs. Rheingold 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 totals 1200 Sq. ft. and represents a twenty (20) foot strip of land along the southerly property boundary.
- 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) The development of Parcel 2 shall be subject to review and approval of the Environmental Protection Agency 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) New 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.
- 8) Submission of a performance bond or other form of surety acceptable to corporation counsel to ensure the complete installation of the drainage improvements.
- 9) In accordance with CGS 8-26c, approval shall expire on December 20, 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. Grosso seconded the motion and it passed unanimously. Voting: DH, JG, RG, TD, HR.

Mrs. Laurie arrived.

The Board then discussed a Letter from Sam Bernstein requesting an extension of time for Subdivision #3814. Mr. Garnjost moved to discuss this item, as it was not on the original agenda. Mrs. Laurie seconded the motion and it passed unanimously with the regular members voting. Mr. Garnjost then moved to grant a 90-day extension of time. Mrs. Grosso seconded the motion and it passed unanimously. Voting were DH, ML, JG, RG, TD.

The Board then discussed the Capital Plan and Budget 2003/2004 – 2010. Mr. Garnjost reported on a meeting of the Education Committee of the Board of Finance and their desire to have an independent audit of future facilities' costs. Mr. Stein reported that the proposed high school expansions for the 9th Grade program would include 560 students in each school. Due to the need to process approvals for the Westhill project through the state, that project would start after Stamford high School. Mr. Garnjost and Mrs. Grosso stated that the Superintendent's plan was consistent with the Master Plan as it provided a variety of educational options for Stamford's diverse student body. Mr. Hill reviewed the options presented in the School facilities master plan, which included an addition to the Scofieldtown Magnet School. It was the consensus of the Board that there was no support for a third high school and that the high school expansion/9th grade plan provided more educational and facilities flexibility.

There being no further business, the meeting was adjourned at 10:15 P.M.

Respectfully submitted,
Duane Hill, Chairman, Stamford Planning Board

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