

MINUTES OF PLANNING BOARD - REGULAR MEETING #3288
MARCH 20, 2001
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD

Present for the Board were: Duane Hill, Chairman; Marggie Laurie; Rose Grosso; John Garnjost; Donna Loglisci; and Claire Fishman. Present for staff: Robin Stein, Land Use Bureau Chief.

Mr. Hill opened the meeting at 7:30 P.M.

Election of Officers:

On a motion by Mrs. Laurie, seconded by Mrs. Grosso, Mr. Hill was unanimously elected Chairman.

On a motion by Mrs. Laurie, seconded by Mrs. Loglisci, Mr. Garnjost was unanimously elected Vice Chairman.

On a motion by Mrs. Grosso, seconded by Mrs. Loglisci, Mrs. Laurie was unanimously elected Secretary.

Supplemental Capital Project Appropriation Request for Paving Apparatus Ramp at Long Ridge Fire Co., Inc., \$25,700.

On a motion by Mrs. Laurie, seconded by Mr. Garnjost, the Board voted unanimously to recommend approval.

Supplemental Capital Project Appropriation Request for reconstruction and re-alignment of Selleck Street from West Avenue to Brown House Road, \$44,445.

Ed Gentile of the Engineering Department reviewed the project. He said there were donations from utilities for pavement repairs and that the utility work would be done first. He said the entire street will be paved after some widening and installation of additional sidewalks.

On a motion by Mr. Garnjost, seconded by Mrs. Laurie, the Board voted unanimously to recommend approval.

MP-373 MARGS, INC., 865 High Ridge Road and Merriman Road, to amend the Master Plan from Land Use Category Designated 2-Residential, Single Family, Low Density to the Land Use Category Designated 3-Residential Multi-Family, Low Density.

Mr. Hill commented that this application received more support than previous proposals, and Mr. Garnjost said this application was more sensitive to neighbor concerns.

Mrs. Laurie made a motion to approve the application stating that it is a good transitional category from commercial to single family residential. Mr. Hill stated that given the two single family homes directly abutting the southerly boundary it will not cause a domino effect. Mrs. Loglisci seconded the motion and it was unanimously approved.

Subdivision #3782 – John Vikstrom, for subdivision of property into six parcels on the west side of Rock Rimmon Road.

Mr. Stein reviewed the application. It was agreed to add a note regarding the street name.

On a motion by Mrs. Laurie, seconded by Mr. Garnjost, the Board voted to approve the subdivision with 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 51,614 square feet and is shown in color on a map dated January 4, 2001 revised 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. Development of the subdivision roadway and drainage shall be subject to a permit from the Environmental Protection Board prior to the start of any site activity (Note to appear on final map).
4. The proposed street name, Lars Lane, may require a waiver by the Board of Representatives of Section 21-3 of the Stamford Code (Ordinance No. 765).
5. The development of all individual lots (1-6) 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).
6. Significantly sized trees and stone walls shall be preserved to the greatest extent feasible with specific measures to ensure their protection outlined on a plan subject to review and approval of the Environmental Protection Board (Note to appear on final map).
7. Conditions set forth in a letter from the Director of Environmental Health Inspections to the Land Use Bureau Chief dated February 22, 2001 (Note to appear on final map).
8. In-ground fuel tanks shall be prohibited.
9. 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).
10. Submission of a drainage facilities maintenance agreement (Note to appear on final map).
11. Final streetscape shall be shall be subject to the approval of the Executive Director of the Environmental Protection Board (Note to appear on final map).
12. Approval by the City Engineer as to road construction and drainage.

13. Filing of a performance bond.
14. Additional screening shall be provided within the northerly conservation area subject to review and approval by Land Use Bureau staff.
15. In accordance with CGS 8-26c, approval shall expire on March 23, 2006 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).
16. Subdivision reference number to be placed on final map.

Subdivision #3785 – Great View, LLC for subdivision of property into two parcels on the north side of Highland Road (#26 & 36).

Mr. Stein reviewed the hearing comments and concern over the proposed development. Mr. Hill said he is not so concerned with the development of the residential units but there is a serious question regarding maintenance of the open space below the hill.

Subdivision #3786 – RMS Long Ridge Road LLC for subdivision of property into two parcels on the west side of Long Ridge Road.

Mr. Stein reviewed the application and explained prior Board's policy regarding riverwalks. Mr. Garnjost and Mrs. Grosso agreed that the conditions include a riverwalk.

On a motion by Mrs. Laurie, seconded by Mrs. Loglisci, the Board voted unanimously to approve the subdivision with 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 8,384 square feet and is shown in color on a map dated February 9, 2001, as endorsed by the Chairman of the EPB of February 15, 2001, 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. The development of parcels 1-A and 1-B shall be subject to review and approval of the Environmental Protection Agency (Note to appear on final map).
4. Significantly sized trees shall be preserved to the greatest extent feasible with specific measures to ensure their protection outlined on a plan subject to the review and approval of the Environmental Protection Board (Note to appear on final map).
5. In-ground fuel tanks shall be prohibited.
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. All relevant flood hazard data and references (Flood Insurance Rate Map 090015-0005C, November 17, 1993, LOMR 4/18/00) shall be noted on the final plan.
8. Submission of an easement for riverwalk purposes for that portion of the property between the limit of the wetlands and a line 20 (twenty) feet easterly therefrom and parallel therewith.
9. Delineation of an easement for driveway purposes. Vehicular ingress and egress to be limited to said easement.
10. In accordance with CGS 8-26c, approval shall expire on March 23, 2006 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).
11. Subdivision reference number to be placed on final map.

Zoning Board of Appeals referrals:

ZBA Appl. #039-01 North Stamford Congregational Church requesting Special Exception to construct a memorial garden at 31 Cascade Road in the RA-1 Single-family Residence District.

On a motion by Mrs. Laurie, seconded by Mrs. Loglisci, the Board voted unanimously to recommend approval.

ZBA Appl. #042-01 Jean Joseph requesting Variance of Appendix B rear yard, 6.3 feet in lieu of 30 feet, and lot area, 5789 sq. ft. in lieu of 6,000 sq. ft., to construct a two family residence on Minor Place in a R-5 Multi family Residence District.

Mr. Hill commented that approval would encourage development in the area. Mrs. Loglisci said it is not inconsistent with the neighborhood.

On a motion by Mrs. Loglisci, seconded by Mr. Garnjost, the Board voted 4-1 to recommend approval. Mrs. Laurie voted against the motion.

Correspondence from John Freeman - Appl. 3781, Kemp. - requesting extension for filing Subdivision Map.

Mr. Garnjost made a motion to grant the extension. Mrs. Loglisci seconded the motion and it passed unanimously.

Minutes for Approval:

#3286 February 13, 2001 - unanimously approved.

#3287 February 27, 2001 - unanimously approved.

Old Business

Capital Budget 2001-2008 Capital Plan

The members reviewed the memo from Mayor Malloy regarding the Capital Budget and had no objection to Item #1. It was agreed that the Mayor's additions reflect the sentiments of the Board as it reviewed the Capital Budget.

Zoning Board Referrals:

APPL. 20-028 – Hines

APPL. 20-029A – Hines

APPL. 20-029B – Hines

On a motion by Mrs. Fishman, seconded by Mr. Garnjost, the Board voted unanimously to reapprove the referral letter sent on January 3, 2001.

New Business

The next meeting was scheduled for Wednesday, April 4, 2001. Mr. Hill asked staff to distribute the Master Plan schedule to members once again.

The meeting was adjourned at 10:10 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.