

MINUTES OF PLANNING BOARD  
REGULAR MEETING & PUBLIC HEARING #3261  
TUESDAY, MAY 23, 2000 - 7:00 PM  
4th FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Marggie Laurie; Tim Abbazia; Helane Rheingold; Donna Loglisci; and Claire Fishman. Present for staff were: Robin Stein, Land Use Bureau Chief; and Carol Davis, Senior Planner.

Mr. Hill opened the Public Hearing at 7:30 PM.

**Sub. Appl. #3768 Salvatore R. Gatto** for subdivision of property into 3 lots at 1355 Hope Street.

Mr. Abbazia read the legal notice and Mr. Hill asked that the correspondence regarding this subdivision be entered into the record.

Terrance Gallagher of BL Companies described the property and explained that the three proposed lots are over size. He said it is proposed to place the rear third of the lot under a conservation easement. He explained the drainage plans and said that some trees will be saved depending on their location and condition. He submitted the certificate of mailing.

Bo Long of 1365 Long Ridge Road questioned the design of the houses.

Jeff Carswell of 163 Prudence Drive asked for plantings along the slope side of the property.

Myron Porto of 149 Prudence Drive expressed concern about runoff and asked for removal of existing debris in the rear.

Mr. Gallagher explained that the houses have not been designed but that they will be colonial in style. He said there will be no impact on the slope and that the applicants can do enhancement plantings. He also said that all impervious areas are to be drained to Hope Street. In response to other concerns He said there is no danger of reducing the water table and that construction will probably begin this summer.

Mr. Stein said the Board would look at the property and consider what screening is needed. There being no other speakers, Mr. Hill declared the public hearing closed at 8:00 P.M.

**REGULAR MEETING**

1. Pending Subdivision:

**Sub. Appl. #3764 James L. Russo** for subdivision of property into two lots on north side of Rock Spring Road.

Mr. Stein reviewed the application explaining that the property is in an R-6 zone and Parcel B is large enough for a two family house including the four required parking spaces. He said that there are no regulated areas and that Engineering has requested that drainage go to Rock Spring Road and tie into the existing system.

Mr. Abbazia was concerned that construction of the driveway may damage roots of the tree on the neighboring property.

Mr. Stein distributed and reviewed the draft conditions. There was discussion about the driveway's location and it was determined that relocating it to the west side of the lot would not provide sufficient screening.

On a motion by Mr. Abbazia, seconded by Mrs. Loglisci, the Board voted unanimously to approve the subdivision with the following conditions. Mrs. Fishman did not vote.

- 1) Plans for the drainage system shall be submitted to the Engineering Bureau for review and approval prior to the issuance of any building permits.
- 2) The curbing shown crossing the existing sidewalk will be removed from the plan.
- 3) New in-ground fuel tanks shall be prohibited.
- 4) 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).
- 5) A streetscaping plan, which shall include assurances and measures to protect any trees on adjoining properties which may be impacted by construction activities, shall be submitted to EPB staff for review and approval prior to the filing of the record plan. Implementation shall be completed prior to the issuance of any Certificates of Occupancy.
- 6) In accordance with CGS 8-26c, approval shall expire on May 26, 2005 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).
- 7) Subdivision reference number to be placed on final map.

Minutes for Approval:

February 29, 2000 - unanimously approved  
March 21, 2000 - unanimously approved  
March 28, 2000 - unanimously approved  
April 11, 2000 - Tabled for lack of a quorum  
April 25, 2000 - unanimously approved

Old Business:

**Subdivision Appl. #3702 Lukas Konandreas** - Request for 90 day extension.

On a motion by Mrs. Laurie, seconded by Mr. Abbazia, the Board voted unanimously to grant the extension. Mrs. Rheingold did not vote.

New Business:

Mr. Stein reminded the Board that school Master Plan presentations are to take place at the next 3 meetings. He said the Zoning Board has voted to take the proposed Mill River regulations to a public hearing in July. He also explained that the Stanwich School is proposing to relocate to property which is 99% in Greenwich with a small strip in Stamford. He said the Law Department has advised him that no Stamford land use board has jurisdiction. He said traffic and environmental issues are being reviewed by staff and that he will advise the Board when the Greenwich public hearing is scheduled.

There being no other business the meeting was adjourned at 9:05 PM.

Respectfully submitted,  
Timothy Abbazia, Secretary  
Stamford Planning Board

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