

MINUTES OF PLANNING BOARD PUBLIC
HEARING AND REGULAR MEETING #3450
TUESDAY, MARCH 28, 2006, 4TH FLOOR
AFETERIA, GOVERNMENT CENTER,
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Theresa Dell; Claire Fishman; Rose Marie Grosso; Jeffrey Curtis; and Jay Tepper. Present for staff: Robert M. Stein, Jr., Land Use Bureau Chief.

Public Hearing Subdivision:

The Chairman, Mr. Hill, opened the public hearing at 7:30 P.M.

The Secretary, Mrs. Grosso read the legal notice

Subdivision Application #3927 - 131 Hope Street, LLC for subdivision of property into 3 parcels. Property is located on the easterly side of Hope Street; 250' +/- north of Howes Avenue. Known as 131 Hope Street.

Attorney Gerald Fox and engineer, Len D'Andrea presented the application. All lots are oversized and will be served by a private road. As per the Environmental Protection Board request, they are requesting a waiver to reduce the pavement for the road and turnaround. They will provide a fire hydrant as per the Fire Marshall's request.

Mr. Sammarco, 141 Hope St., spoke in support. Mrs. Dinucci supported the subdivision as long as no variances were required.

The Chairman closed the hearing at 7:50 P.M.

Regular Meeting

Correspondence:

Lease Agreement between City & Collins Plaza West, LLC Mr. Cassone, Corporation Counsel presented the lease agreement. Mrs. Fishman moved to recommend approval. Mrs. Grosso seconded the motion and it passed with DH, RG, TD, CF & JC voting.

Lease Agreement between City & Urban Redevelopment Commission Mr. Cassone explained the lease. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with DH, RG, TD, CF & JT voting.

Zoning Board Referrals:

ZB - Appl. 205-21 Richard Redniss text change to amend Appendix A & B, to permit residential use in the M-L District by special exception. This matter was withdrawn by the applicant.

ZB - Appl. 206-03 Rich-Taubman Associates special exception to construct multi-tenant retail buildings and associated improvements at 230 Tresser Blvd. Attorney Hennessey, Dan Rodriguez, architect, and Steve Henry of Taubman Associated presented the application. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with DH, RG, TD, CF & JC voting.

ZB - Appl. 206-13 Brenden Leydon Text Amendment to Section 13 regarding ground-mounted pole signs in the M-L & M-G District. Mr. Leydon presented the application. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with DH, RG, TD, CF & JC voting.

Subdivisions:

Subdivision #3921 F & V, LLC for subdivision of property into two parcels at the southeast terminus of Van Buskirk Avenue. (Known as 128 Van Buskirk Avenue.)

Mrs. Dell moved to approve the waiver to reduce the pavement width due to property constraints. Mrs. Grosso seconded the motion and it passed with DH, RG, TD, CF & JT voting. 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 940 square feet and is shown on a map dated revised March 20, 2006 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 1 and 2 shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement.
4. Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).

5. Submission of a "Standard Landscape Maintenance Agreement" to ensure the success of plantings in the Open Space Areas.
6. Approval by the City Engineer as to drainage.
7. In-ground fuel tanks shall be prohibited (note to appear on final map).
8. 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).
9. In accordance with CGS 8-26c, approval shall expire on March 31, 2011, 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.

Under Section VIII of the Subdivision Regulations, the Planning Board waived the width of the common driveway to fifteen (15) feet at the entrance, due to existing physical conditions (Note to appear on final map).

Mrs. Grosso seconded the motion and it passed with DH, RG, TD, CF & JC voting.

Subdivision #3922 Sagamore LLC for subdivision of property into two parcels on north side Sagamore Road. (Known as 3 Sagamore Road.).

Mrs. Fishman moved to approve subject to the following conditions:

Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).

Submission of a "Standard Landscape Maintenance Agreement" to ensure the success of plantings in the Open Space Areas.

Submission of a "Drainage Facilities Maintenance Agreement."

Approval by the City Engineer as to drainage.

In-ground fuel tanks shall be prohibited (note to appear on final map).

Existing pool to be demolished or brought into zoning compliance prior to the issuance of a building permit for Lot A (note to appear on final map).

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).

Filing of a performance bond or other form of surety acceptable to Corporation Counsel to ensure installation of drainage improvements, erosion controls, tree protection, landscape improvements and professional engineering/landscape certifications.

In accordance with CGS 8-26c, approval shall expire on March 31, 2011, 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).

Subdivision reference number to be placed on final map.

The Planning Board finds this subdivision consistent with all applicable goals and policies of the Connecticut Coastal Management Act, and has been shown that the potential adverse impacts of the proposed activity on both coastal resources and future water-dependent activities are acceptable, thereby fulfilling the requirements of the Act, C.G.S. Sections 22a-108, inclusive.

Mr. Tepper seconded the motion and it passed with DH, RG, TD, CF & JT voting.

Subdivision #3923 Bank of America & Connecticut CVS Pharmacy, LLC, for subdivision of property into two parcels on east side Long Ridge Road, west side of High Ridge Road & north side of Cold Spring Road.

Mrs. Gross moved to approve subject to the following conditions:

Delineation of "Open Space Preserve/Conservation Area" - to be planted according to the Landscape Plan; the area so designated is 18,500 square feet and is shown on a map dated revised December 9, 2005 on file in the Planning Board office.

Driveway easement serving lots A and B shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement.

Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).

Submission of a "Standard Landscape Maintenance Agreement" to ensure the success of plantings in the Open Space Areas.

Submission of a "Drainage Facilities Maintenance Agreement."

Approval by the City Engineer as to drainage.

In-ground fuel tanks shall be prohibited (note to appear on final map).

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).

Addition of a sidewalk around the perimeter of the site connecting to the Bus Stop on Long Ridge Road. The design should conform to the current Streetscape Design Guidelines.

Subject to conditions set forth in a letter to Norman Cole, Principal Planner, from Mani Poola, Traffic Engineer, dated February 28, 2006.

Subject to conditions set forth in a letter from the Turn of River Fire Marshall to Norman Cole, dated January 16, 2006.

Filing of a performance bond or other form of surety acceptable to Corporation Counsel to cover drainage improvements, sidewalk, and the Landscape Plan.

In accordance with CGS 8-26c, approval shall expire on March 31, 2011, 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).

Subdivision reference number to be placed on final map.

Mrs. Dell seconded the motion and it passed by a vote of 4 in favor and 1 opposed. Voting were DH, RG, TD, CF & JC.

Subdivision #3929 Elizabeth Sondak & Sudisman Tanu, for subdivision of property into two parcels on north side of Orlando Ave. (Known as 26 Orlando Avenue.)

Mr. Tepper moved to approve subject to the following conditions:

Driveway easement serving lots 1 and 2 shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement.

Submission of a "Standard Landscape Maintenance Agreement" to ensure the success of plantings in the Open Space Areas.

Submission of a "Drainage Facilities Maintenance Agreement."

Final streetscape shall be subject to the approval of the Tree Warden and the Executive Director of the Environmental Protection Board (note to appear on final map).

Approval by the City Engineer as to drainage.

In-ground fuel tanks shall be prohibited (note to appear on final map).

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).

Filing of a performance bond or other form of surety acceptable to Corporation Counsel to cover drainage improvements.

In accordance with CGS 8-26c, approval shall expire on March 31, 2011, 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).

Subdivision reference number to be placed on final map.

Mrs. Fishman seconded the motion and it passed with DH, RG, TD, CF & JT voting.

Minutes for Approval: The following minutes were approved.

March 3, 2005

March 29, 2005

May 10, 2005

March 21, 2006

There being no additional business, the meeting was adjourned at 9:20 PM.

Respectfully Submitted
Rose Marie Grosso, Secretary

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