

MINUTES OF PLANNING BOARD REGULAR  
MEETING #3451 TUESDAY, APRIL 11, 2006,  
7<sup>TH</sup> FLOOR CONFERENCE ROOM,  
888 WASHINGTON BLVD., STAMFORD, CT

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

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

**Correspondence:**

**Proposed FY 2006/07 Mill River Project Tax Increment Financing Budget**

Mr. Stein explained the budget request. Mr. Garnjost moved to recommend approval. Mrs. Dell seconded the motion and it passed with those present voting.

**Disposition of Properties and Buildings at South End Fire Station #2**

**Purchase and Sales Agreement.** Mr. Rosenberg, Assistant Corporation Counsel explained the Agreement. Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed with those present voting.

**Pending Subdivision:**

**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.

Mrs. Grosso moved to grant a waiver of the pavement width and turnaround pavement in order to reduce impervious pavement. Mrs. Dell seconded the motion and it passed with those present voting. Mrs. Dell moved to approve the subdivision subject to the following conditions:

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 1,678 square feet and is shown on a map dated revised January 11, 2006 on file in the Planning Board office.

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.

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

The property to the north of the subject property shall have the right to access the new road, Emily Court (note to appear on the 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 road construction and 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 ensure proper construction of the road and drainage improvements.

Under Section VIII of the Subdivision Regulations, the Board granted a waiver to allow the pavement width to twenty-two (22) feet and to allow a hammerhead design for the turnaround in order to reduce the amount of impervious surfaces (note to appear on final map).

In accordance with CGS 8-26c, approval shall expire on April 14, 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.

Mr. Tepper seconded the motion and it passed with those present voting.

**Zoning Board Referrals:**

**ZB - Appl. 206-04 Thomas Rich & 33 Broad Street Assoc., LLC** Text change to allow bonus building height up to 400 feet & to amend Article IV, Section 12(D)(9)(e) regarding reduction of parking requirements.

**ZB - Appl. 206-05 Thomas Rich & 33 Broad Street Assoc., LLC**, special exception to construct a 184 unit residential building at the corner of Washington Blvd. & Broad Street.

William Hennessey, Rick Redniss and Architect Costos Kondylis presented these related applications (206-04 & 206-05). The DSSD, Arty Selkowitz and local architect Bob Wilson all spoke in favor of the application. Rep. Zelinsky raised concerns about the height, traffic and fire safety protection. The Board agreed to table this matter pending receipt on information relating to traffic and fire safety.

**ZB - Appl. 206-02 William Hennessey**, text change to amend Section 14 "Dispensing of Alcoholic Liquors" regarding separation distances between establishments. Mr. Hennessey explained the application as it relates to the Downtown. Attorney Brennan spoke in support of the application. Mr. Tepper moved to recommend approval. Mrs. Dell seconded the motion and it passed with those present voting.

**ZB - Appl. 206-16 Richard Redniss**, text change to amend Article III Section 9, C-D Designed Commercial District to permit residential uses by special exception. Mr. Redniss presented the application. The Board tabled the matter.

**ZB - Appl. 206-18 Adam & Jennifer Harper**, special exception under Section 7.3 Historic Bonus to construct an addition to a dwelling at 432 Old Long Ridge Road. This matter was deferred.

#### **Zoning Board of appeals Referrals:**

**ZBA - Appl. 042-06 Union Memorial Church**, special exception to continue child care center at 58 Church Street. This matter was deferred.

**ZBA - Appl. 044-06 Falgan & Bina Jariwala**, variances of setbacks & coverage to construct addition to a dwelling at 36 Westminster Road. This matter was deferred.

#### **Correspondence:**

**Letter from E. Gaynor Brennan Jr.** request modification of conditions imposed on Subdivision #3508, Stella Ruddy at 1404 Shippan Ave. & Lot #2 Chesterfield Road. Mr. Brennan explained the request. Mr. Garnjost moved to approve the request to modification the subdivision conditions. Mrs. Grosso seconded the motion and it passed unanimously with those members present voting.

There being no additional business the meeting was adjourned at 11:15 PM.

Respectfully Submitted  
Rose Marie Grosso, Secretary

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