

MINUTES OF PLANNING BOARD REGULAR  
MEETING #3456 TUESDAY, JUNE 27, 2006,  
4<sup>TH</sup> FLOOR CAFETERIA, GOVERNMENT  
CENTER, 888 WASHINGTON BLVD.,  
STAMFORD, CT

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

Mr. Hill, Chairman, opened the meeting at 10:00 after the close of the Public Hearing.

**Subdivision:**

**Subdivision Appl. #3930 Estate of Edith A. Graham** 2 lots, east side of June Rd., (279 June Rd. Mrs. Fishman 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 is 5.54 acres and is shown on a map dated revised June 8, 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) Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
- 4) Conditions set forth in a letter from the Director of Health and Social Services to the Land Use Bureau Chief dated April 6, 2006 (note to appear on final map).
- 5) Approval by the City Engineer as to drainage.
- 6) In-ground fuel tanks shall be prohibited (note to appear on final map).
- 7) 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).

- 8) In accordance with CGS 8-26c, approval shall expire on June 30, 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).
- 9) Subdivision reference number to be placed on final map.

Mrs. Grosso seconded the motion and it passed with the regular members voting.

**Contract:**

**Contract for sale of Reuse Parcel 36 Between City, URC and F.D. Rich Co. Inc.** Attorney Goldberg and the architects for the project presented the contract. They explained that the Board would have a subsequent opportunity to review the detailed site and architecture plans. Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed with the regular members voting.

**Lease:**

**Lease Agreement for Advertising at Bell & Forest (Bedford) Street Garages between City and Clear Channel Outdoor, Inc.** Assistant Corporation Counsel Mike Toma and Attorney Danenberg representing Clear Channel explained the lease agreement. At the Request of Mr. Toma the board voted to go into Executive Session to review the litigation. After returning to the regular meeting, Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members voting.

**Zoning Board of Appeals:**

**ZB - Appl. 081-06 Bartlett Arboretum Assoc./City of Stamford,** Special exception and variances to allow a ground sign, expand and pave parking area and construct a gatehouse at 151 Brookdale Road. Mrs. Grosso moved to recommend approval. Mrs. Fishman seconded the motion and it passed with the regular members voting.

**ZB - Appl 086-06 Patrick Mullins,** special exception to add a convenience shop to a service station at 2666 Summer Street. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with the regular members voting.

**ZB - Appl. 097-06 Ismael & Rocio Soto,** variances of Section 12 parking requirements to construct an attached residence to a dwelling at 17 Lillian Street.

Mr. Garnjost moved to recommend denial, due to the intensity of the development and variance to reduce the parking stall's width, which did not seem practical. Mrs. Fishman seconded the motion and it passed with the regular members voting.

Extension Request for Subdivision #3929, 26 Orlando Ave. Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed with the regular members voting.

There being no additional business, the meeting was adjourned at 11:30 PM.

Respectfully Submitted  
Rose Marie Grosso, Secretary

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