

MINUTES OF PLANNING BOARD  
REGULAR MEETING #3457 TUESDAY,  
JULY 11, 2006, 7<sup>TH</sup> FLOOR CONFERENCE  
ROOM, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; John Garnjost; Theresa Dell; Claire Fishman; Rose Marie Grosso; and Jeffrey Curtis. Present for staff: Erin McKenna, Senior Planner.

Mr. Hill, Chairman, opened the meeting at 7:30 p.m.

**Contract:**

**Purchase/Sales Agreement between City & John Thorme et al** for purchase of 44 George St.

Director of Legal Affairs Tom Cassone explained the agreement.

Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion, and it passed with the regular members voting.

**Lease:**

**Lease Agreement between City & St. Luke's Community Services Inc. for Alternative High School at 141 Franklin St.**

Director of Legal Affairs Tom Cassone explained the lease agreement.

Representative Philip J. Giordano (10<sup>th</sup> District) spoke against the agreement, citing the disturbance to the neighborhood that the Alternative High School caused when it was located at the current site of Hart Elementary School. In particular, there was a problem with drug dealers dominating the school at all hours.

Mr. Robert Daily, a local business owner, also spoke against the lease agreement. He said that the Alternative High School would not be good mix with the other schools in the neighborhood and would incite conflict among students.

The Board requested that the issue be put on the July 25<sup>th</sup> agenda, and that representatives from the Board of Education and from St. Luke's Community Services Inc. be invited to defend the lease agreement. They also asked that Agudath Sholom, the most recent leaseholder for the school, be asked for a statement about their experience with leasing to the Alternative High School.

**Mayor's report on the discontinuance of Rockland Court and Rockland Place**

The Board moved to consider this additional agenda item and to move it up on the agenda in order to accommodate Mr. Cassone, who then reported on the discontinuance.

Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion, and it passed with the regular members voting.

**Subdivision:**

**Subdivision Appl. #3933 Guiseppa Laria**, 3 lots on south side of Pond Rd. (114 Pond Rd.)

Mrs. Grosso 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 21,020 square feet and is shown on a map dated revised June 14, 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 B and C shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement.
4. Development of Parcel B shall require a permit from the Environmental Protection Board.
5. Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
6. Landscaping shall be installed as per the subdivision landscape plan dated revised
7. June 21, 2006.
8. Submission of a "Standard Landscape Maintenance Agreement" to ensure the success of plantings in the Open Space Areas.
9. Submission of a "Drainage Facilities Maintenance Agreement."
10. Approval by the City Engineer as to driveway construction, drainage, and storm water management plan.
11. In-ground fuel tanks shall be prohibited (note to appear on final map).

12. 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).
13. Filing of a performance bond or other form of surety acceptable to Corporation Counsel for all drainage and landscaping improvements.
14. Existing house shall be demolished before filing of the final map.
15. In accordance with CGS 8-26c, approval shall expire on July 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).
16. Subdivision reference number to be placed on final map.

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

**Correspondence:**

**Request for modification of condition, Subdivision 3620 by Daniel Ward – 30 Davenport Farm Lane**

Matt Popp of Environmental Land Solutions, LLC described the modification to the Board.

Mrs. Dell moved to approve subject to the following condition:

The subdivision conditions shall be modified as set forth in a letter from the Environmental Protection Board dated July 5, 2006 and in a letter and attached landscape design from Matt Popp to Robin Stein dated May 23, 2006.

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

**Request for a public hearing for Subdivision #3934 – 53 Wire Mill Road**

The Board moved to consider this additional agenda item. Mr. Garnjost moved to approve. Mrs. Fishman seconded the motion and it passed with the regular members voting.

**Minutes:**

**May 23, 2006** - Approved

**June 6, 2006** - Approved

**June 27, 2006** - Approved (Correct the spelling of "Sandak")

**Old Business** - None

**New Business**

The next Planning Board meeting will be held Tuesday, July 25, 2006 and will be a public hearing.

The Board members submitted August dates when they are available to meet with consultants about the development of the South End and to hold a public hearing about the Master Plan as it pertains to Antares project.

There being no additional business, the meeting was adjourned at 8:30 PM.

Respectfully Submitted  
Rose Marie Grosso, Secretary

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