

MINUTES OF PLANNING BOARD REGULAR  
MEETING #3462 TUESDAY, SEPTEMBER 5, 2006,  
7<sup>TH</sup> FLOOR CONFERENCE ROOM, GOVERNMENT  
CENTER, 888 WASHINGTON BLVD., STAMFORD,  
CT

Present for the Board were: Rose Marie Grosso; Theresa Dell; Claire Fishman; Jeffrey Curtis; Jay Tepper; (John Garnjost arrived at 7:45) Present for staff: Robert M. Stein, Jr., Land Use Bureau Chief.

Supplemental Capital Requests:

**Springdale Fire Department, Vehicle Exhaust System \$44,300** The Chief and Assistant Chief of the Springdale Fire Department presented the application. They stated that their number one priority was for replacement air pacs but that the exhaust system was also needed. Mrs. Dell moved to recommend approval. Mrs. Fishman seconded the motion and it passed with Mrs. Grosso, Mrs. Dell, Mrs. Fishman and Mr. Tepper voting.

**WPCA, Waste to Energy FFY05 STAG \$240,600** Jeanette Brown presented the request. Mrs. Fishman moved recommend approval. Mr. Tepper seconded the motion and it passed with Mrs. Grosso, Mrs. Dell, Mrs. Fishman and Mr. Tepper voting.

**WPCA Sludge Processing System \$2,213,810** Jeanette Brown presented the request. Mrs. Dell moved recommend approval. Mrs. Fishman seconded the motion and it passed with Mrs. Grosso, Mrs. Dell, Mrs. Fishman and Mr. Tepper voting.

**WPCA Waste to Energy FFY06 STAG \$246,300** Jeanette Brown presented the request. Mrs. Fishman moved recommend approval. Mr. Tepper seconded the motion and it passed with Mrs. Grosso, Mrs. Dell, Mrs. Fishman and Mr. Tepper voting.

Lease:

**Amendment #1 to Lease between City & Domus Foundation, 17 Forest Street.** Mr. Tepper moved recommend approval. Mrs. Fishman seconded the motion and it passed with Mrs. Grosso, Mrs. Dell, Mrs. Fishman and Mr. Tepper voting.

Subdivision:

**Subdivision Appl. #3938 John Barcello,** (Mr. Garnjost arrived and participated in the discussion and voting). 2 lots, 217 Cedar Heights Rd. Mr. Stein reviewed

the reports from EPB and Engineering and noted that the EPB staff report had recommended denial. He also noted that the report from Engineering had noted that there was not sufficient distance on Cedar heights Road from the entrance of the common driveway serving the subdivision. It was further noted that the applicant's engineer had written that the adjoining property owner had "agreed in principle" to provide a sight line easement; however, no supporting documentation from the adjoining owner had been provided.

Mr. Garnjost moved to disapprove for the following reasons:

Section 4.1 of the Stamford Subdivision Regulations states: "No land shall be subdivided for residential use which is held by the Board to be unsuitable for such use by reason of flooding or bad drainage, adverse geologic formation, traffic safety or any other feature likely to be harmful to the health, safety, and welfare of the adjacent residents or future residents of the proposed subdivision. Specifically:

- The proposal fails to meet the minimum sightline distance on the property for the common driveway entrance onto Cedar Heights Road.
- The subdivision requires extensive alterations to the land in order to overcome limitations to development imposed by adverse topography. In addition, it fails to fulfill the objectives of the Open Space requirements inherent in the Subdivision Regulations by excluding areas of the site characterized by steep slopes and mature woodlands from consideration as open space in order to construct the driveway.

Mrs. Dell seconded the motion and it passed with all members present voting

Zoning Board Referrals:

**ZB 205-21 Richard Redniss** Text change to amend Appendix B, Footnote #2 to permit residential uses in the M-L District by special exception, with amendments to Appendix A to reflect such a change and deletion of a portion of Appendix B, Footnote #14. The Board tabled this item.

**ZB 206-23 Buckingham Condominium Inc.** Special Exception to convert ground floor commercial space to residential at 143 Hoyt St. Mr. Redniss presented this application. Mr. Tepper moved to recommend approval. Mrs. Fishman seconded the motion and it passed with the members present voting.

**ZB 206-27 Joseph Truglia** Special Exception, Section 7.3 Historic Bonus to permit additional density and coverage at 185 Henry St. The Board tabled action on this matter.

Zoning Board of Appeals Referrals:

**ZBA 109-06 Philip Candito** variances of lot area and frontage in order to subdivide property at 56 Valley Rd. Mrs. Dell moved to recommend denial due

the excessive nature of the variances. Mr. Tepper seconded the motion and it passed with the members present voting.

**ZBA 111-06 Trevor & Annette Taylor** variances of coverage and front yard setback in order to construct an addition to a dwelling at 116 Culloden Road. Mr. Garnjost moved to recommend approval. Mr. Tepper seconded the motion and it passed with those members present voting.

**ZBA 112-06 Miguel Alfonso** variances of area, side yard and driveway width in order to add a third unit to an existing two family dwelling at 209 Henry St. Mrs. Dell moved to recommend denial due the excessive nature of the variances. Mrs. Fishman seconded the motion and it passed with the members present voting.

**ZBA 118-06 Roxbury Swimming & Tennis Club** special exception to allow addition of 1 paddle tennis court at 240 Roxbury Road. Mr. Garnjost moved to recommend approval. Mrs. Dell seconded the motion and it passed with those members voting, except for Mrs. Grosso who recused herself.

Minutes:

July 25, 2006

August 1, 2006

The above sets of minutes were approved.

There being no additional business, the meeting was adjourned at 8:55 P.M.

Respectfully Submitted,  
Rose Marie Grosso, Secretary

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