

MINUTES OF PLANNING BOARD SPECIAL  
MEETING #3416 THURSDAY, MARCH 3, 2005  
7<sup>TH</sup> FLOOR CONFERENCE ROOM,  
888 WASHINGTON BOULEVARD, STAMFORD, CT

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

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

**Correspondence:**

**Lease Agreement between the City & Domus Foundation, Inc.** After reviewing the lease, Mrs. Grosso moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.

**Subdivision:**

**Subdivision #3884 Carmine Coppola 2lots on the north side of Maltbie Avenue. (#54).** After review, Mrs. Dell moved to approve the application 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 5,670 square feet and is shown on a map dated revised February 14, 2005 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 and stone walls shall be preserved to the greatest extent feasible (note to appear on final map).
- 5) Provision of appropriate screening along the westerly boundary of lots 1 and 2, starting at approximately ninety (90) feet from Maltbie Avenue and extending northerly to the terminus of the driveway serving lot 2.

- 6) Submission of a "Landscape Maintenance Agreement" to ensure the success of plantings in the Open Space Areas.
- 7) Submission of a "Drainage Facilities Maintenance Agreement."
- 8) Approval by the City Engineer as to road construction and drainage.
- 9) In-ground fuel tanks shall be prohibited (note to appear on final map).
- 10) 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).
- 11) Filing of a performance bond or other form of surety acceptable To Corporation Counsel to cover drainage and plantings. In accordance with CGS 8-26c, approval shall expire on March 4, 2010, 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).
- 12) Subdivision reference number to be placed on final map.

Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

#### **Zoning Board Referrals:**

**Zoning Board Referral #205-05 William Hennessey** text change to amend the Definition of "Food Shop, Retail." Mr. Hennessey explained the application and presented a revised text change. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

#### **Zoning Board of Appeals Referrals:**

**ZBA 016-05 Soudabeth Amini & Charles Salek** requesting variances of rear yard setback & coverage in order to construct an addition to a dwelling at 218 Ocean Drive East. Mrs. Dell moved to recommend approval of the addition but not the deck, which was excessive in size. Mrs. Grosso seconded the motion and it passed unanimously.

**ZBA 017-05 Karon Walker** requesting variances of Article III, Section 6-D & Section 7 to rebuild a cottage at 369 Briar Brae Road. Mrs. Fishman moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

**ZBA 018-05 Emilio Coppola** requesting frontage variance in order to subdivide property at lot 15 Belltown Road. Mrs. Dell moved to recommend denial, since the proposed layout was contrary to both Zoning and the Master Plan. Mrs. Grosso seconded the motion and it passed with those present voting.

**ZBA 020-05 Miejibur Rehman Ali** requesting variances to expand a non-conforming use & to allow a driveway less than the required width in order to add an apartment to an existing retail building at 158 Selleck Street. Mrs. Grosso moved to recommend approval. Mrs. Fishman seconded the motion and it passed with those present voting.

There being no further business, the meeting was adjourned at 9:30 P.M.

Respectfully Submitted  
Rose Marie Grosso, Secretary

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