

MINUTES OF PLANNING BOARD REGULAR  
MEETING #3421 TUESDAY, MAY 10, 2005  
7<sup>TH</sup> FLOOR CONFERENCE ROOM,  
888 WASHINGTON BOULEVARD, STAMFORD, CT

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

Correspondence:

**Supplemental Capital Request, Health Department, School Dental Clinics \$240,000 Grant.** After discussion, Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

Subdivision:

**Subdivision Appl. #3900 Proctor & Gamble,** 2 lots at the southerly terminus of Blachley Road. & north side of Cove Road.

After review of this item, Mr. Garnjost 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 8,168 square feet and is shown on a map dated revised February 28, 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) Significantly sized trees and stone walls shall be preserved to the greatest extent allowable with specific measures to ensure their protection shown on a plan, subject to the review and approval of the Environmental Protection Board staff (note to appear on final map).
- 4) Submission of a "Landscape Maintenance Agreement" to ensure the success of approved plantings in Open Space Areas.
- 5) Removal and/or planting of features within the City Right of Way require the approval of the Stamford Tree Warden prior to implementation.

- 6) Submission of a "Drainage Facilities Maintenance Agreement." Approval by the City Engineer as to drainage.
- 7) In-ground fuel tanks shall be prohibited (note to appear on final map).
- 8) 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).
- 9) Filing of a performance bond or other form of surety acceptable to Corporation Counsel to cover drainage facilities and landscape plantings.
- 10) In accordance with CGS 8-26c, approval shall expire on April 29, 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).
- 11) Subdivision reference number to be placed on final map.

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

Zoning Board Referrals:

**ZB – Appl. 205-07 Mutual Housing Assoc. of Southwestern CT** requesting a special exception for 33 units of special needs housing at 20-28 Fairfield Ave. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed with those present voting.

Minutes for Approval:

#3392 – June 1, 2004  
#3393 – June 8, 2004  
#3394 – June 22, 2004

There being no additional business, the meeting was adjourned at 9:15 P.M.

Respectfully Submitted,  
Rose Marie Grosso, Secretary

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