

MINUTES OF PLANNING BOARD REGULAR
MEETING #3423 TUESDAY, JUNE 6, 2005
7TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BLVD., STAMFORD,
CT

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

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

Subdivisions:

Subdivision Application #3895 of Davidoff & Daughters Development, LLC for subdivision of property into 3 parcels. Property is located on the west side of High Ridge Road and the south side of Long View Avenue. Known as 484 High Ridge Road.

The Board reviewed the referral reports and testimony from the public hearing. After discussion, Mrs. Grosso moved to approve subject to the following conditions:

- 1) Delineation of "Conservation Area" - to be maintained in a natural state except as may be authorized by the Environmental Protection Board; the area so designated is 2,193 square feet and is shown on a map dated revised March 2, 2005 on file in the Planning Board office.
- 2) Filing of a conservation easement to include the area designated as "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) Landscaping to be provided as shown on a map dated May 20, 2005. A portion of the landscaping shall occur within the Conservation Area and a portion within the existing right-of-way. Appropriate screening to be added along the westerly boundary of lot 2.
- 4) Driveway easement serving lots 1, 2 and 3 shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement.
- 5) Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).

- 6) Submission of a "Landscape Maintenance Agreement" to ensure the success of plantings in the Open Space Areas.
- 7) Blasting shall be prohibited.
- 8) Approval by the City Engineer as to drainage.
- 9) In-ground fuel tanks shall be prohibited (note to appear on final map).
- 10) Site development shall not begin until 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) In accordance with CGS 8-26c, approval shall expire on June 10, 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. Fishman seconded the motion and it passed unanimously with the regular members voting.

Subdivision Application #3896 of New Dinamax and Natalia Ulyanov for subdivision of property into 19 parcels. Property is located on the northeast side of Rock Rimmon Road and westerly terminus of Coventry Road and westerly terminus of Boulderol Road. A portion of the property is known as 957 Rock Rimmon Road.

The Board members reviewed the referral reports, correspondence and testimony from the public hearing. After discussion, Mr. Garnjost moved to grant a waiver, under Section VIII of the Subdivision Regulations for a twenty (20) foot wide road in order to reduce the road construction impacts on the environment. Mrs. Fishman seconded the motion and it passed unanimously with the regular members voting. After further discussion, Mr. Garnjost moved to approve the subdivision subject to the following conditions:

- 1) Delineation of "Conservation Area" - to be maintained in a natural state except as may be authorized by the Environmental Protection Board; the area so designated is 23.79 acres and is shown on a map dated revised April 14, 2005 on file in the Planning Board office.
- 2) Filing of a conservation easement to include the area designated as "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) Development of the subdivision roadway and drainage shall be subject to a permit from the Environmental Protection Board Prior to the start of any site activity (note to appear on final map.)
- 4) Driveway easement serving lots 8 and 18 shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement.
- 5) The development of Lots 2, 3, 9, 10, 15, 16, 17, and 18 shall be subject to site plan approval by the Environmental Protection Board (note to appear on final map).
- 6) Development should conform to the recommendations of the consulting archaeologist, Ernest Wiegard, as stated in a letter dated May 2, 2005 (note to appear on final map).
- 7) Landscaping/streetscaping improvements, as depicted on the plan L101, to be implemented subject to the review and approval of the Landscape Specialist and Environmental Protection Board staff.
- 8) Development shall conform to the recommendations of the consulting hydro geologist, R.G. Slayback, for the limitation of irrigated landscaped areas and well monitoring as contained in the letter dated May 19, 2005 (note to appear on final map).
- 9) Note on the record plan to read as follows: "This site contains natural, cultural, and physical resources of significant conservation value. All development activities, which will be subject to the review and written endorsement of Environmental Protection Board staff prior to the start of work or the issuance of building and zoning permits, to be designed and implemented in a manner that provides appropriate protection."
- 10) Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
- 11) Conditions set forth in a letter from the Director of Health and Social Services to the Land Use Bureau Chief dated April 15, 2005 (note to appear on final map).
- 12) Submission of a "Landscape Maintenance Agreement" to ensure the success of plantings in the Open Space Areas.
- 13) Submission of a "Drainage Facilities Maintenance Agreement."
- 14) Approval by the City Engineer as to road construction and drainage. All drainage improvements to be designed to maximize infiltration and the

protection of water quality subject to the review and approval of the Engineering Bureau and Environmental Protection Board staff (note to appear on final map).

- 15) In-ground fuel tanks shall be prohibited (note to appear on final map).
- 16) 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).
- 17) Filing of a performance bond to cover roadway, drainage, and landscaping improvements.
- 18) The Planning Board granted a waiver in accordance with Section 8 of the Subdivision Regulations to allow a 20-foot pavement width of Coventry Road in order to reduce environmental impacts. (Note to appear on final map).
- 19) In accordance with CGS 8-26c, approval shall expire on June 10, 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).
- 20) Condition set forth in a letter from the Long ridge Fire Marshall to the Land Use Bureau Chief dated May 19, 2005.
- 21) Subdivision reference number to be placed on final map.

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

Subdivision Application #3897 of Bruce and Edward Smith for subdivision of property into 3 parcels. Property is located on the west side of Westover Road. Known as 427 Westover Road.

The Board reviewed the referral reports and comments made at the public hearing. After discussion, Mrs. Fishman moved to approve subject to the following conditions:

- 1) Delineation of "Conservation Area" - to be maintained in a natural state except as may be authorized by the Environmental Protection Board; the area so designated is 1.741 acres and is shown on a map dated revised March 9, 2005 on file in the Planning Board office.
- 2) Filing of a conservation easement to include the area designated as "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, 2 and 3 shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement.
 - 4) Environmental Protection Board Site Plan Review is required for the development of Lot #3. Said review shall include any appropriate landscape screening along northerly boundary of said Lot (note to appear on final map).
 - 5) Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
 - 6) A 10-foot landscape buffer to be augmented by the planting of evergreen trees not less than 6 feet in height along the southerly boundary of Lot #2; the area so designated is shown on a map dated revised March 9, 2005 on file in the Planning Board office.
 - 7) Relocation of the existing westerly stone wall within Lot #2 to the Conservation boundary with demarcation/naturalized plantings provided. Preservation of the easterly stone wall along the southerly property line of Lot #2 to the extent feasible. Existing wall along the frontage of lot 1 to be preserved. (note to appear on final map).
 - 8) Existing entrance pillars shall be removed in order to provide adequate sight distance at driveway entrance.
 - 9) Conditions set forth in a letter from the Director of Health and Social Services to the Land Use Bureau Chief dated April 8, 2005 (note to appear on final map).
 - 10) Approval by the City Engineer as to driveway construction and drainage.
 - 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) In accordance with CGS 8-26c, approval shall expire on June 10, 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).
 - 14) Subdivision reference number to be placed on final map.

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

Zoning Board of Appeals Referrals:

ZBA Appl. 066-65 Douglas Alderman requesting variances of Article III, Sections 6, 6A, and D to allow an accessory building garage & pool to be located in the front yard at 1501 Hope Street. The Board members discussed the application and although they did not oppose the pool, they felt that the garage was excessive in size and height. Mrs. Dell moved to recommend denial of the garage and approval of the pool with appropriate screening. Mr. Garnjost seconded the motion and it passed with the regular members voting.

ZBA Appl. 075-05 Pierre Medoit requesting a height variance to construct a two-family dwelling on Parcel A of Washington Blvd. (lot between #2349 & #2367 Washington Blvd.). Mrs. Dell moved to recommend denial due to the excessive proposed development on the site. She stated that a single family house would be more in keeping with the Master Plan. Mrs. Grosso seconded the motion and it passed with the regular members voting.

There being no further business, the meeting was adjourned at 9:00 P.M.

Respectfully Submitted
Rose Marie Grosso, Secretary

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