

MINUTES OF PLANNING BOARD REGULAR MEETING  
#3356 TUESDAY, FEBRUARY 18, 2003, 7<sup>TH</sup> FLOOR  
CONFERENCE ROOM, GOVERNMENT CENTER,  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill; John Garnjost; Marggie Laurie; Rose Marie Grosso; Theresa Dell; Claire Fishman; and Helane Rheingold. Present for staff: Robin Stein, Land Use Bureau Chief.

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

**Correspondence:**

**Lease Agreement of parking Facilities, ProPark Inc. – St. John's Roman Catholic Church**, the Board reviewed the lease and was unanimously approved.

**Zoning Board Referrals:**

Mr. Hill stated that it was his understanding that there is a recommendation from Corporation Counsel that if there are Board members who are also members of swim and tennis clubs that it might be appropriate if they recuse themselves on the following Zoning Board matters. Mrs. Grosso and Mrs. Rheingold recused themselves due to memberships in clubs. Mr. Hill stated that he is no longer a member of any swim and tennis club.

**ZB Appl. 202-19, Donsis LLC requesting a text amendment of Section 19-3.2(d)(4) regarding standards for paving of parking spaces and driveway widths for Swim and/or Tennis Clubs.**

Mr. Redniss presented for the applicant and reviewed the prior application, which had been subsequently withdrawn. He stated that the new application was consistent with the master Plan, watershed best management practices, and smart growth. He also stated that all the parking, irregardless as to whether it is paved or not, counts toward the requirements. He said that the proposed amendment would give the Zoning Board discretion over the extent of unpaved surfaces.

In response to a question, he said that the proposal could also work in other zoning districts. Mr. Redniss submitted a plan of the Donsis application pending before the Environmental Protection Board to illustrate the potential impact of the amendment. He said that it would reduce the paved area by approximately 1-½ acres. In response to a question, he said that approval of the proposed amendment would not render any existing club non-conforming.

Attorney Brendon Leyden, on behalf of the Watershed Association, spoke in opposition. He said that he was concerned over the recusal issue. He said that the proposal would allow for a club larger than otherwise permitted and that the proposed club is not consistent with the neighborhood. He said that people would not park on grass and expressed concern over the narrow width of the roadway.

Mr. John Tomsy, South Lake Drive, expressed concern over the changes in driveway width and potential for opening an access to South Lake Drive.

**ZB Appl. 202-14 Gail Okun requesting a text amendment of Article V, Section 19-3.2, and Article 3, Section 4(AA), and Appendix A in order to establish new standards for Swim and/or Tennis Clubs, Country Clubs or Golf Clubs, Yacht Clubs or Beach Clubs and /or to no longer permit said clubs in the RA-1, RA-2 and RA-3 districts.**

Attorney Leyden presented the application. He stated that he would only address the separation of uses provision. He said that a sufficient distance should separate clubs; Mr. Garnjost asked to see map showing the implications of the proposed amendment. Mr. Leyden said that he would present a map at a later date. Mrs. Okun submitted written comments. Mr. Redniss cited potential procedural problems given the latest revisions to the application.

**ZB Appl. 203-02 North Stamford Association requesting a text amendment of Section II, #99, Section 4, Section 19-3.2(d) and Appendix A in order to remove Swim and/or Tennis clubs as a permitted use from all single family districts.**

Mr. Lombardo, President of the North Stamford Association, asked to postpone his presentation.

Mrs. Elinor Goodman cited policies in the Master Plan (B-3.4) relative to watershed protection. She said that the 1993 special exception standards served to reduce impervious surfaces. Given the size of the parcel on Erskine Road the proposed club would occupy 2 ½ acres and have a significant impact on the watershed. Unfortunately, she added, neither Application 202-14 nor 203-02 really deal with the environmental impacts on the watershed.

Attorney William Hennessey spoke on behalf of Woodway Club, Rockrimmon Club and Stamford Yacht Club. He said that all the clubs conform to the zoning regulations. He expressed concern that the proposed application would pose problems by making existing clubs non-conforming. He said that clubs would have to obtain variances as well as special exceptions.

Mr. Lombardo stated that the North Stamford amendment would not impact golf or yacht clubs. Mr. Leyden stated that his revised amendment would not impact any existing club.

### **Capital Budget 2003/04 and Capital Plan 2004-2010**

Mr. Hill suggested the following language to be included in transmittal letter: Although the Board decided not to make changes to the draft capital budget, we are aware of the pressing need to address increasing school enrollment at the secondary school level. The timing of expenditures for the high school expansion is based on the Planning Board's understanding of the physical and regulatory constraints of additional construction as well as the need to accommodate pressing capital needs by other city departments. The Planning Board would support a more rapid expansion of the high schools, if the physical, regulatory and financial constraints can be resolved and some other capital needs can be postponed without undue impact on the city's infrastructure. After further discussion of the budget hearing, it was agreed to incorporate this language. Mrs. Rheingold expressed concern over the funding for the Stamford museum given other budgetary needs. Other Board members expressed support for the Museum and it was decided to keep the capital funding for the Museum intact. Mrs. Laurie suggested that the budget message be modified to include "other departments and agencies" as being charged to help fund capital projects and obtain grants. The Board members concurred. Mr. Garnjost moved to approve the recommended Capital Budget and Plan, FY03/04-2010. Mrs. Grosso seconded the motion and it passed unanimously.

### **Pending Subdivision:**

**Subdivision Appl. #3829 Dominick Cavaliere et ux** for subdivision of property into three parcels on the east side of Rapids Road (#37). Mrs. Dell expressed concern over lot 2C due to its limited size, topography and proximity to the electric substation. She said that it barely meets the R-10 standards. Mrs. Grosso concurred. Mr. Hill said that he was not convinced that there were sufficient reasons to deny the subdivision. Mrs. Fishman said that the property is screened from the substation and that some people would not be deterred from buying a constrained lot. Mrs. Laurie suggested that the conservation area be expanded and screening be added to protect the adjacent Meno lot. Mrs. Fishman 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 9,200+/- square feet and is shown on a map dated March 11, 2002 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) Final streetscape shall be subject to the approval of the Executive Director of the Environmental Protection Board (note to appear on final map).
- 4) In-ground fuel tanks shall be prohibited (note to appear on final map).
- 5) Prohibition of blasting (note to appear on final map).
- 6) 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).
- 7) In accordance with CGS 8-26c, approval shall expire on February 22, 2008, 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).
- 8) Maintain existing evergreen screening along the southerly property boundary of parcel 2A.
- 9) Subdivision reference number to be placed on final map.

Mrs. Laurie seconded the motion and it passed by a three votes in favor (Mr. Hill, Mrs. Fishman and Mrs. Laurie) and two votes in opposition (Mrs. Grosso, Mrs. Dell).

There being no further business, the meeting was adjourned at 10:30 PM.

Respectfully submitted,  
Duane Hill, Chairman, Stamford Planning Board

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