

MINUTES OF PLANNING BOARD SPECIAL MEETING  
#3362 MONDAY, MAY 12, 2003, 7<sup>TH</sup> FLOOR  
CONFERENCE ROOM, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

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

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

**Supplemental Capital Appropriation Request, Urban Transitway** \$1,973,580 to be funded by a Federal grant. Lou Casolo, Assistant City Engineer reviewed the project which is entering its property acquisition phase. Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously. Voting were DH, ML, RG, TD and CF.

**Zoning Board Referrals:**

**ZB Appl. #203-05 Rockledge Apartments LLC, Stefan & Ann Gawel** requesting a map change for property in a split R-MF/R-H District to all R-H, Multi-Family, High Density, located at 76-78 Forest Street and 96-98 Grove Street. Mr. Redniss presented the application and stated that it conformed to the master plan. Mrs. Grosso moved to recommend approval. Mrs. Fishman seconded the motion and it passed unanimously. Voting were DH, ML, RG, TD and CF.

**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. Garnjost arrived) Mrs. Grosso recused herself from participating on this item. Mrs. Dell and Mrs. Laurie expressed concern over the amount of proposed reduction of paved surface and roadway width. Mrs. Fishman was also concerned over the reduction in pavement width and suggested that the Zoning Board review impervious parking standards on a more comprehensive level. Mr. Hill and Mr. Garnjost urged that some reduction of impervious surface for parking should be considered consistent with the master plan. Mrs. Dell moved to recommend denial with the suggestion that a more comprehensive review of parking standards be undertaken. Mrs. Laurie seconded the motion and it passed unanimously. Voting were DH, JG, ML, TD and CF.

**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. Mrs. Grosso recused herself from participating on this item. Mrs. Fishman said that there were adequate standards for swim and tennis clubs and therefore no need for a new regulation. Mr. Stein mentioned the letter from the State CAM office objecting to the proposed restrictions on Yacht clubs. Mr. Garnjost moved to recommend denial. Mrs. Dell seconded the motion and it passed unanimously. Voting were DH, JG, ML, TD and CF.

**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. Mrs. Grosso recused herself from participating on this item. Mr. Garnjost stated that this application would make all existing clubs non-conforming. Mrs. Fishman added that these clubs do serve a purpose in the community. Mr. Garnjost moved to recommend denial. Mrs. Dell seconded the motion and it passed unanimously. Voting were DH, JG, ML, TD and CF.

**Pending subdivisions:**

**Subdivision #3839 Anthony DiLorenzo** for the subdivision of property into two parcels on the southeast corner of Cedar Heights & Shadow Ridge Roads (48 Cedar Heights Rd.). After discussion, Mrs. Laurie moved to approve subject to the following conditions:

- 1) Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
- 2) Submission of a drainage facilities maintenance agreement (note to appear on final map).
- 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) The Storm water management plan shall be subject to review and approval by the City Engineer.
- 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 May 16, 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) Subdivision reference number to be placed on final map.

Mrs. Grosso seconded the motion and it passed unanimously. Voting were DH, JG, ML, RG and TD.

**Subdivision #3840 Gregory Ohman & Antoinette Reed** for the subdivision of property into two parcels at 64 Merriebrook Lane. After discussion, Mrs. Laurie 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 1.52 acres and is shown on a map dated revised 4/29/03 and titled "Preliminary Subdivision Map depicting #64 Merriebrook Lane, prepared for Gregory L. Ohman and Antoinette Reed, by Redniss and Mead" 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) The development of Parcel A-2 shall be subject to review and approval of the Environmental Protection Agency (note to appear on final map).
- 4) Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
- 5) Conditions set forth in a letter from the Director of Health to the Land Use Bureau Chief dated March 4, 2003 (note to appear on final map).
- 6) Submission of a Landscape Maintenance Agreement.
- 7) Submission of a Drainage Facilities Maintenance Agreement.
- 8) Planting of eight (8) evergreen trees along the easterly boundary opposite property N/F Bhansali and eight (8) evergreen trees opposite N/F Grunewald for screening purposes and additional screening along driveway as appropriate.
- 9) Provision of additional plantings for screening purposes subject to mutual agreement of applicant and adjacent owners (N/F McGowen and N/F Genova).
- 10) In-ground fuel tanks shall be prohibited (note to appear on final map).
- 11) 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).

- 12) Filing of a performance bond or other form of surety acceptable to Corporation Counsel to cover plantings for screening purposes.
- 13) Accessory structures on Parcel A-1 shall be brought into compliance with zoning or removed (note to appear on final map)
- 14) In accordance with CGS 8-26c, approval shall expire on May 16, 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).
- 15) Subdivision reference number to be placed on final map.  
Mr. Garnjost seconded the motion and it passed unanimously. Voting were DH, JG, ML, RG and TD.

**Zoning Board of Appeals Referral:**

**ZBA Appl. 060-03 Gregg & Vicki Phillipson** requesting variances of front & side yard setbacks, and coverage in order to construct a second story addition on an existing dwelling at 19 Andover Rd. After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously. Voting were DH, JG, ML, RG and TD.

**ZBA 063-03 James & Nellie Slocum** requesting variances of front & side yard setbacks and coverage in order to construct a second story addition to a dwelling at 2324 Washington Blvd. After discussion, Mr. Garnjost moved to recommend denial in view of the over intense development of the undersized lot with not parking. Mrs. Grosso seconded the motion and it passed unanimously. Voting were DH, JG, ML, RG and TD.

**ZBA 066-03 Dino & Sandra Spadaccini** requesting variances of rear & front setbacks, and coverage in order to construct a second floor addition & a covered front porch at 52 Gerik Rd. After discussion, Mrs. Laurie moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously.

The Board approved the following sets of Minutes.

- #3352 January 7, 2003
- #3353 January 14, 2003
- #3354 January 28, 2003
- #3355 February 6, 2003
- #3356 February 18, 2003
- #3357 February 25, 2003

There being no further discussion, the meeting was adjourned at 10:20 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.