

MINUTES OF PLANNING BOARD
PUBLIC HEARING AND REGULAR MEETING
#3369 TUESDAY, AUGUST 26, 2003
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT.

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

The Chairman, Mr. Hill, opened the **PUBLIC HEARING** at 7:30 P.M.

Subdivisions:

SUBD. APPL. #3791 North Ridge Associates, Inc. requesting modification of conditions of approval at Woodbine and Cascade Roads.

Attorney Joe Richichi presented. He explained that the appeal had been settled in 2001 and that the Environmental Protection Board had offered no objection to the proposed changes. Russell Slayback, hydro geologist and John Pugliese reviewed the technical justification. Mr. Slayback stated that controls on the irrigation systems could be included in any Board approval. Mr. and Mrs. Cohen, who are interested in purchasing one of the homes, voiced their support. Two neighbors spoke in opposition to expanding the lawn areas. There being no further speakers, the hearing on this application was closed.

SUBD. APPL. #3849 Michael Yelner 5 parcels on the north west corner of Riverbank and Long Ridge Roads. Mr. Redniss presented the application. He stated that Environmental Protection Board, Engineering and the Health Department had raised no objection to the subdivision. There were no speakers in opposition and the Chairman closed the Public Hearing.

Regular Meeting:

Correspondence:

Third Amendment to the Lease Agreement between the City & Louis Dreyfus Properties, LLC for 23 Richmond Hill Ave. Sybil Richards, Deputy Corporation Counsel reviewed the lease. After discussion, Mr. Garnjost moved to recommend approval. Mrs. Laurie seconded the motion and it passed unanimously, with those present voting.

Lease Agreement between the City & St. Andrews Episcopal Church for Franklin St. parking lot. Sybil Richards, Deputy Corporation Counsel reviewed the lease. She explained that there were changes in the size and configuration of the parking area. After discussion, Mrs. Laurie moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously, with those present voting.

Subdivisions:

Subdivision Appl. #3851 Aldon Properties, 2 parcels on the E/S of Riverbank Road. (#245). Mr. Stein reviewed the application. After discussion, Mrs. Grosso 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 1.3 acres and is shown in on a map titled "Preliminary Subdivision Map, depicting 245 Riverbank Road" dated revised July 23, 2003 on file in the Planning Board office. (The Open Space Preserve/Conservation Area" does not include the Tennessee Gas Emission Company Easement area.)
- 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) Conditions set forth in a letter from the Director of Health to the Land Use Bureau Chief dated April 16, 2003 (note to appear on final map).
- 4) The development of lot 2 shall be subject to review and approval of the Environmental Protection Board (note to appear on final map).
- 5) Parcel 2 shall be accessed by a driveway extending over the city right-of-way from Fawnfield Road. Since only one dwelling will be accessed, construction of a road and turn-around to city specifications will not be required.
- 6) Significantly sized trees and stone walls shall be preserved to the greatest extent feasible (note to appear on final map).
- 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) Submission of a declaration of restriction to ensure that all future owners, successors and assigns are provided with copies of the archeological reports.
- 10) In accordance with CGS 8-26c, approval shall expire on August 29, 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).
- 11) Subdivision reference number to be placed on final map.

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

Subdivision Appl. #3854 Douglas & Lisa Cooke, 2 parcels on the S/E corner of Elizabeth Ave. & Selby Pl. (#58 Elizabeth Ave.) was tabled because no engineering report had been received.

Zoning Board of Appeals Referral:

ZBA Referral Appl. #114-03, Fred, Ted & Emilio Coppola requesting variance of frontage to subdivide property into 4 parcels at 167-177 Belltown Rd. Several Board members expressed concern over the inconsistency of the proposal with the neighborhood and the proposed placement of homes behind homes. Mrs. Laurie moved to recommend denial. Mrs. Grosso seconded the motion and it passed unanimously. With those present voting.

ZBA Referral Appl. #117-03, OLY Realty Two, LLC requesting variances to expand a non-conforming use and reduce the amount of required parking at 135-137 Harvard Ave. After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.

ZBA Referral Appl. #120-03, Julio Pazmino requesting a variance of parking regulations in order to convert a single family dwelling to a two-family dwelling at 28 Hanrahan St. Several members stated that it was too intense for the lot and would result in a loss of trees and parking on an already narrow street. Mrs. Laurie moved to recommend denial. Mr. Garnjost seconded the motion and it passed unanimously with those present voting.

ZBA Referral Appl. #122-03, Paul Lenhart requesting variances of lot coverage & side yard setbacks in order to construct an addition to a single family house at 1277 High Ridge Rd. After discussion, Mrs. Laurie moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously with those present voting.

Minutes for Approval:

#3364 June 3, 2003

#3365 June 17, 2003

#3367 June 24, 2003

#3368 July 8, 2003

The above minutes were approved.

There being no further business, the meeting was adjourned at 9:55 PM.

Respectfully submitted
Maggie Laurie, Secretary

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