

MINUTES OF PLANNING BOARD - REGULAR MEETING, #3320  
TUESDAY, MARCH 12, 2002, 6:30 PM.  
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Marggie Laurie; Randy Caravella; and Claire Fishman. Present for staff: Robin Stein, Land Use Bureau Chief; and Carol Davis, Senior Planner

Mr. Hill opened the meeting at 6:45 PM.

Memo from Mayor Malloy regarding Agreements for Sale of City Real Estate, Lot 25 and Lot 27 Burwood Avenue.

Andrew McDonald, Corporation Counsel, explained that these two properties are “bookends” of the pumping station and no longer needed by the City. He said only #27 Burwood Ave. is ready for approval. He said the 6,096 sq. ft. lot was appraised for \$57,000 in 1996 and is to be sold for \$142,000.

On a motion by Mrs. Rheingold, seconded by Mrs. Fishman, the Board voted unanimously to recommend approval of the sale agreement for Lot #27.

Memo from Mayor Malloy regarding Parking Garage Operating Agreement.

Mr. McDonald reviewed the agreement, saying that there are 23 full time parking spaces and 24 daytime spaces metered for public use. He said Park Square West provides security and the City will pay \$38,176 per year for its share of construction costs and \$32,935 toward operating expenses.

On a motion by Mrs. Fishman, seconded by Mr. Caravella, the Board voted unanimously to recommend approval.

Memo from Mayor Malloy regarding Construction Coordination and Access Easement Agreement.

Mr. McDonald explained that this is an agreement between the URC, Park Square West, Target and the City for temporary access to the Target site. Attorney William Hennessey described plans for use of the access during Target construction.

On a motion by Mrs. Rheingold, seconded by Mrs. Fishman, the Board voted unanimously to recommend approval.

On a motion by Mrs. Laurie, seconded by Mrs. Rheingold, the Board voted unanimously to consider the following items which were not on the original agenda.

Memo from Mayor Malloy regarding Domus Foundation - Lease of 17 Forest Street Premises.

Mr. McDonald explained that this lease is being renewed at \$1,200 per month with increases to \$1,400 for 2,500 sq. ft. at 17 Forest Street.

On a motion by Mrs. Fishman, seconded by Mrs. Laurie, the Board voted unanimously to recommend approval.

Memo from Mayor Malloy regarding Lease for the Bartlett Arboretum.

Mr. McDonald said that the lease was previously approved by the Planning Board and revised by the Board of Representatives. He said most revisions were minor but the term was reduced from 50 years to 25.

On a motion by Mrs. Laurie, seconded by Mr. Caravella, the Board voted unanimously to recommend approval.

Master Plan 2000 – Meeting with consultants

John Shapiro and Rob Lane reviewed the proposed Master Plan map changes. Mr. Lane said he would research the issue of “stealth office” in the industrial zones. It was suggested that whether to merge the industrial zones could be dealt with in the neighborhood plans.

Issues which require more discussion include whether to change the Master Plan Category from commercial to residential on West Main Street and from residential and commercial to Mixed Use Shorefront on East Main Street. The Board was asked to review the Parks Master Plan in regard to areas designated Conservation Zone.

Mr. Stein said he would like to put the revised Policy Plan on the Web as soon as possible and suggested that absent members be urged to send in their markup of the consultants’ map memo.

Pending Subdivision:

**Subdivision #3801 Burt Hoffman** for subdivision of property into 6 parcels on the north side of Maltbie Avenue (#77 & #88)

Mr. Stein reviewed the subdivision and said there was no opposition at the public hearing.

On a motion by Mrs. Laurie, seconded by Mrs. Rheingold, the Board voted unanimously to approve the subdivision with 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 13,552 square feet and is shown in color on a map dated December 17, 2001 and revised February 12, 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. 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. Significantly sized trees and stone walls shall be preserved to the greatest extent feasible with specific measures to ensure their protection outlined on a plan subject to the review and approval of the Environmental Protection Board staff (note to appear on final map).
5. In-ground fuel tanks shall be prohibited (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. Conditions set forth in a letter from the Director of Environmental Health Inspections to the Land Use Bureau Chief dated February 5, 2002 (note to appear on final map).
8. Approval by the City Engineer as to road construction and drainage.
9. Filing of a performance bond to cover road construction , drainage facilities and streetscape improvements.
10. In accordance with CGS 8-26c, approval shall expire on March 15, 2007, 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.

Pending Master Plan Amendments:

**MP-374 Gurpreet Ahuja** 825 High Ridge Road to amend the Master Plan from Land Use Category Designated 2 – Residential Single-Family Low Density to Land Use Category Designated 3 – Residential Multi-Family Low Density.

Mr. Stein said this is being postponed at the request of the applicant.

**MP-376 Greyrock Development LLC** 172 Greyrock Place to amend the Master Plan from Land Use Category Designated 5 – Residential Multi-Family, High Density to Land Use Category Designated 7 – Commercial Intermediate Business.

Mr. Stein said this map change conforms with the proposed new Master Plan. He said there had been no opposition to the proposal at the public hearing.

On a motion by Mrs. Fishman, seconded by Mrs. Laurie, the amendment was adopted unanimously. Mr. Caravella did not vote.

Minutes for Approval

#3317 February 12, 2002 – unanimously approved (DH, ML, CF)

#3318 February 19, 2002 – unanimously approved as corrected (DH, ML, CF)

#3319 February 26, 2002 – unanimously approved (DH, CF, HR, ML)

New Business

Mr. Stein said there is a pending subdivision which may necessitate a meeting on March 19, 2002. Otherwise since he will be away for two weeks the next meeting will not be scheduled until April 9, 2002. He said a meeting with the Board of Representatives should be scheduled in mid May and a public hearing on the Master Plan would take place shortly after July 4. He said a flyer regarding the Master Plan will be prepared to go into the tax bill mailing.

The meeting was adjourned at 9:50 PM.

Respectfully submitted

Marggie Laurie, Secretary

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