

MINUTES OF PLANNING BOARD - REGULAR MEETING, #3321
TUESDAY, MARCH 19, 2002 - 7:30 PM
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Marggie Laurie, Acting Chairman; Rose Grosso; Helane Rheingold; and Claire Fishman. Present for staff: Robin Stein, Land Use Bureau Chief; and Carol Davis, Senior Planner

Mrs. Laurie opened the meeting at 7:30 PM. On a motion by Mrs. Rheingold, seconded by Mrs. Fishman, the Board voted unanimously to amend the agenda to add the following item.

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

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

Subdivision #3800 David E. and Sally A. Putney for subdivision of property into two parcels on the west side of Hillside Avenue (#40).

Mr. Stein reviewed the application. He said the drainage plan has been approved by Engineering and a setback variance was approved by the ZBA.

On a motion by Mrs. Grosso, seconded by Mrs. Rheingold, the Board voted unanimously to approve the subdivision with 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. All drainage and grading activities shall be supervised by a Connecticut Engineer, with as-built plans and written certifications provided to the City of Stamford immediately upon completion of construction (note on the record plan).
4. In-ground fuel tanks shall be prohibited (note to appear on final map)..
5. 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).
6. Filing of a performance bond or other form of surety acceptable to Corporation Counsel to cover the cost of drainage, plantings, and professional supervision/certification.
7. In accordance with CGS 8-26c, approval shall expire on March 22, 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).
8. Subdivision reference number to be placed on final map.

ZBA Appl. #050-02 Lawrence R. Giannattasio, Jr. requesting Variance of residential density in order to construct six single family dwellings on a 16,529 sq. ft. lot in an R-5 Multiple Family Residence Zoning District. The R-5 zone requires 3,000 sq. ft. land area per unit or 18,000 sq. ft. total. The property is located on Virgil Street (Lots #63 and #64).

Mr. Stein said that this request was previously submitted and denied by the ZBA. He distributed an aerial photo showing the parcel and noted that there are several large trees on the property. There was discussion about the intensity of the development, the need to provide more greenery and reduce the impervious surface, and the desirability of saving the trees. On a motion by Mrs. Rheingold, seconded by Mrs. Grosso, the Board voted unanimously to recommend denial, citing the issues raised.

ZBA Appl. #051-02 Ross Lodato requesting Variance to expand an non conforming retail use (Art & Antique Shop) in the M-G General Industrial District at 535 Hope Street.

Mr. Stein reviewed the application, noting that this is a minor addition, designed to meet ADA requirements. On a motion by Mrs. Grosso, seconded by Mrs. Rheingold, the Board voted unanimously to recommend approval with a recommendation for new planting and a landscape maintenance agreement as conditions.

ZBA Appl. #049-02 The Child Care Center of Stamford, Inc. requesting Special Exception and Variance of Section 12-B-1, Section 19-3.2e(3), Section 19-3.2e(5) and Section 10 A to expand parking area and revise fencing around play area at 64 Palmers Hill Road in the R-10 Single family Residence District

Jane Norgren and Richard Redniss were granted their requests to speak. Mr. Redniss explained that changes in the zoning regulations made the existing impervious coverage non-conforming and that the actual percent of impervious surface is reduced when the easement area is included in the calculation. He said there are presently 48 parking spaces and the plan calls for 51 spaces on site and 16 off site. He said the Zoning Board must approve the spaces on the Edgehill site.

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

ZBA Appl. #048-02 Steven Biggica et al. requesting Variance of Section 10 A and F to allow existing three story, three family legally nonconforming residence to remain on a 12,500 sq. ft. lot after subdivision of property at 534 High Ridge Road in the R-10 Single family Residence District.

Mr. Stein reviewed the application, explaining that the applicants are asking to increase a non conformity. He said the house has historic value but the Board may not want to establish a precedent.

Richard Redniss showed pictures of the house and explained that this would be similar to use of the historic preservation regulation which applies only in multi family zones. He said there are a diversity of uses along High Ridge Road; that the applicants are willing to place deed restrictions on the house to control the number of occupants and to restrict its use as a home occupation. He said the property is a prime location for a special exception use and that subdividing it will remove that option.

Stating that she would look more favorably on a two lot subdivision, Mrs. Rheingold made a motion to recommend denial. The motion was seconded by Mrs. Grosso and approved 3 to 1 with Mrs. Fishman voting against the motion.

Master Plan 2000

Mr. Stein said that the land use designations are under review and that Mr. Cole's recommendations will be available next week. He asked that members review the secondary reports and pick out any policies which should be incorporated in the Policy Plan.

Old Business

Mr. Stein reported that the Mayor had not placed any new projects in the capital budget, that the Weed library has received an educational grant from the state and the sewers will be financed from WPCA fees and, therefore, not impact the safe debt limit.

The next meeting was scheduled for April 9, 2002. The meeting was adjourned at 9:20 PM.

Respectfully submitted

Marggie Laurie, Secretary

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