

MINUTES OF PLANNING BOARD - SPECIAL MEETING #3341  
OCTOBER 2, 2002  
7th 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.

Pending Subdivision:

**Subdivision Appl. 3821 Donald Corbo, 2 lots, 710 Riverbank Road.** After discussion, Mrs. Grosso moved to approve subject to conditions. Mrs. Dell seconded the motion and it passed unanimously. It was suggested that as a future step the open space area known as "Revolutionary Rock" could be deeded to the state or land trust. Voting: Duane Hill, John Garnjost, Rose Marie Grosso, Theresa Dell, and Claire Fishman. 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 totals 5.28 acres and is depicted on a map dated revised August 21, 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) The development of lot A-1 shall be subject to review and approval of the Environmental Protection Agency 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 (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) Submission of a declaration of restriction to ensure that all future owners, successors, and assigns are provided with copies of the archeological reports.
- 8) Conditions set forth in a letter from the Director of Health to the Land Use Bureau Chief dated September 26, 2002 (note to appear on final map).

9) In accordance with CGS 8-26c, approval shall expire on October 4, 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).

10) Subdivision reference number to be placed on final map.

#### Zoning Board of Appeals Referral:

**ZBA Appl. #154-02 Gregory Durkin & Yvonne Paulin** requesting variances of front, side & rear yard setbacks, & lot coverage to construct additions on a residence and to allow an existing greenhouse/shed to remain at 424 Ocean Drive West in the R-20 Zone. After discussion Mrs. Laurie moved to recommend approval. Mrs. Dell seconded the motion and it passed by a vote of four to one. Mr. Garnjost dissented, stating that the variances requested were excessive. Voting: DH, JG, ML, RG, TD.

#### MP-377 Master Plan "2000"

The Board then continued its review of MP 377- Master Plan "2000". Both Mrs. Dell and Mrs. Laurie submitted text revisions to the section of the Policy Plan that mentioned accessory apartments. After further discussion, it was agreed on the following language for Section A1.9 of the Policy Plan: "Pursue a diverse housing policy citywide. For reasons of cost, need, and land availability, it is likely that most new housing development will occur in the higher density neighborhoods. But this does not mean that other neighborhoods cannot do their part to promote housing diversity. The City may want to consider a shared-housing regulation. Finally, the City's Affordable Housing Strategy foresees purchase of townhouse and other apartment units throughout the city." The Board further agreed to delete Sections 3A2 and 4A2 of the Neighborhood Plans with their references to accessory units. The Board then reviewed Section 1B8 regarding Weed Avenue. They agreed on the following modification to that Section: "Provide improved non-vehicular access along Weed Avenue. This is necessary to offset a now dangerous condition as joggers and walkers commonly use this busy street. However, a Weed Avenue sidewalk or other feasible alternative would have to be designed so as to discourage worsening traffic and visitation to a neighborhood that is aggravated by traffic going to and from the Cove Island Park. Traffic calming along with the placement of utility wires underground and other scenic and safety improvements should also be pursued, contingent on the involvement and support of the local and neighborhood residents."

The Board then reviewed in detail both the Policy and Neighborhood Plans and the Map and made a number of corrections to the Plans.

The Board then set as a target for final adoption, October 23, 2002, at 6:45 PM in the Senior Center.

The Board then discussed the Capital Budget. It was agreed that members should attend the pre-planning Board meetings as follows: October 15 - Mrs. Dell AM and Mrs. Grosso PM; October 24 - Mr. Hill AM and Mrs. Dell - PM; October 25 - Mrs. Grosso and Mrs. Dell; November 15 - Mr. Hill.

The Minutes of June 4, 2002 were approved as presented.

Mrs. Laurie moved to take up an item not on the original agenda. Mrs. Grosso seconded the motion and it passed unanimously. The item was a request from Attorney Richichi requesting modification of conditions for Subdivision 3791, North Ridge Associates, Inc. on Cascade Road. Given the previous concerns expressed by the neighbors relating to water usage and well yields, the Board agreed to hold a public hearing on the request.

Under New Business, the Board agreed that there would be no useful purpose served by a public response to Board of Education member Martin Levine's op ed piece.

There being no further business, the meeting was adjourned at 10:05 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.