

MINUTES OF PLANNING BOARD - REGULAR MEETING #3345
OCTOBER 29, 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 7:00 PM.

Capital Plan & Budget 2003/03-2010.

Stamford Historical Society. Although their request is below the \$50,000 capital threshold, they will ask the Board of Finance to waive that requirement. The Board suggested that they may want to consider combining the request with the need to fix the wall. They may need to request a supplemental request due to the condition of the roof.

Police Department stated that the court parking garage would be built next year and the City's contribution was based on a long standing agreement. They were proposing shirting vehicle replacement into the capital budget from the operating budget.

Chief McGrath, representing Ben Barnes, presented a citywide Fire Apparatus schedule using standardized equipment.

Belltown Fire Co. Their chief explained that they had recently purchased fire apparatus with their own funds and felt that they were being penalized by having future apparatus bumped to the out years.

Long Ridge Fire Co. Their chief objected to the apparatus schedule. He said that they need to replace a tanker. He also explained the need for dry hydrants.

Springdale Fire Co. Their chief also had reservations regarding the apparatus schedule. They said that their priority was a new aerial truck not another engine truck.

TOR Fire Co. Their chief explained the need to replace the VHF radios. They also had problems with the replacement schedule.

Pending Subdivision:

Subdivision Application #3818 Steven Biggica, 3, lots, 534 High Ridge Rd. The Board reviewed the public hearing comments. Mrs. Grosso moved to approve subject to the following conditions:

- 1) Filing of a conservation easement to include the 3,751 square foot area designated as "Open Space Preserve" as shown on "Preliminary Subdivision Map" dated 5/21/02. 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.

- 2) The development of lots 1, 2 and 3 and shall be subject to review and approval of the Environmental Protection Agency prior to start of any site activity (note to appear on final map).
- 3) An easement shall be required to allow lot 3 to drain to lot 1. (Note to appear on final map).
- 4) The existing three-family house on lot shall be brought into zoning conformance (converted into a one-family house) prior to either the conveyance of lots 1, 2, or 3, or a certificate of occupancy for a new house to be constructed on lots 2 or 3, whichever occurs first.
- 5) Provision of appropriate landscape screening based on a plan prepared by a landscape professional and submitted to the Land Use Bureau for approval, along the westerly property line of lot 2. (Note to appear on final map)
- 6) Significantly sized trees shall be preserved to the greatest extent feasible (note to appear on final map).
- 7) Submission of a drainage facilities maintenance agreement (Note to appear on final map).
- 8) In-ground fuel tanks shall be prohibited (Note to appear on final map).
- 9) Filing of a performance bond or other form of surety acceptable to Corporation Counsel for drainage improvements.
- 10) In accordance with CGS 8-26c, approval shall expire on November 1, 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.

Mrs. Laurie seconded the motion and it passed unanimously. Voting were Mr. Hill, Mr. Garnjost, Mrs. Laurie, Mrs. Grosso and Mrs. Dell.

Supplemental Capital Request \$206,000, Waterside Village Streetscape Improvements.

Mr. Stein presented the request. Mr. Garnjost moved to recommend approval. Mrs. Laurie seconded the motion and it passed unanimously. Voting were Mr. Hill, Mr. Garnjost, Mrs. Laurie, Mrs. Grosso and Mrs. Dell.

There being no further business, the meeting was adjourned.

Respectfully submitted,
Duane Hill, Chairman, Stamford Planning Board

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