

MINUTES OF PLANNING BOARD - REGULAR MEETING #3446
NOVEMBER 12, 2002
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

The Chairman, Mr. Hill, opened the meeting at 7:00 P.M.

Capital Plan & Budget 2003/04-2010

The Fire Chief of the Glenbrook Fire Department presented his budget. He stated that he was in agreement with Ben Barnes' facilities replacement schedule as it applied to the Glenbrook Fire Department.

Operations

Under Facilities, the breakdown for the Government Center Renovation consisted of \$75,000 for a new fire panel; \$80,000 for HVAC replacement and \$45,000 for heating upgrade.

Under Traffic Engineering, it was stated that the Traffic Calming Master Plan will be very data intensive but can be phase funded.

The Engineering Bureau stated that they would provide the Board with a phased plan for the Old Town Hall.

Public Services state that specialty public works equipment is a priority.

Under Solid Waste the solid waster plan is a top priority since the city's haul away contract expires in 2002. It was also stated that the small packer trucks would improve productivity.

Zoning Board of Appeals Referrals:

ZBA Appl. #202-15 Stamford Housing Authority & Richard Redniss to amend Article III, Section 9-1 Mill River District, Subsections 1 and 3G, and Article IV, Section 12-B. After discussion, Mr. Garnjost moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously. Voting were the regular members.

ZBA Appl. #202-16 Mutual Housing Association of Southwestern Connecticut & Richard Redniss to amend Article III, Section 7.3. After discussion, Mrs. Dell moved to recommend approval. Mrs. Laurie seconded the motion and it passed unanimously. Voting were the regular members.

ZBA Appl. #202-17 16 Mutual Housing Association of Southwestern Connecticut

requesting a Special Exception under Section 7.3 for Properties located at 20-28 Fairfield Ave. in the R-MF District. Mr. Garnjost suggested that the referral comments include the suggestion that the Zoning Board carefully reviews the density of the proposed development as to its functionality and with that condition he moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously. Voting were the regular members.

ZBA Appl. #202-18 Randi Rivera requesting a Special Exception to allow building coverage of 100% and no rear yard in order to construct a canopy at 227 Summer St. in the CC-N District. Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously. Voting were the regular members.

Pending Subdivision:

Sub. Appl. #3820 David & Theresa Goldstone, two lots, 79 Vineyard Lane.

Mr. Stein reviewed the comments from the Environmental Protection Board. After discussion, Mrs. Laurie 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 3,300 square feet and is shown on a map dated August 16, 2002 with revisions to October 21, 2002 and entitled "Site Development Plan" prepared for David and Theresa Goldstone by Ahneman Associates, which is 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 Parcel B (17B) shall be subject to review and approval of the Environmental Protection Agency prior to the start of any site activity. This should include approval of the removal and regrading of the existing swimming pool (Note to appear on final map).
- 4) Significantly sized trees shall be preserved to the greatest extent feasible (Note to appear on final map).
- 5) Submission of a drainage facilities maintenance agreement (Note to appear on final map).
- 6) In-ground fuel tanks shall be prohibited (Note to appear on final map).
- 7) 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).

- 8) Filing of a performance bond or other form of surety acceptable to Corporation Counsel for drainage improvements.
- 9) In accordance with CGS 8-26c, approval shall expire on November 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).
- 10) Subdivision reference number to be placed on final map.

Mrs. Grosso seconded the motion and it passed unanimously.

There being no further business, the meeting was adjourned at 12:00 AM.

Respectfully submitted,
Duane Hill, chairman, Stamford Planning Board

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