

MINUTES OF PLANNING BOARD - SPECIAL MEETING #3290
APRIL 10, 2001
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: John Garnjost, Acting Chairman; Marggie Laurie; Donna Loglisci; and Rose Grosso. Present for staff: Robin Stein, Land Use Bureau Chief.

Mr. Garnjost opened the meeting at 7:30 P.M.

Supplemental Capital Project Appropriation Request - South End Fire Station, \$783,763.

Chief McGrath, Lou Casalo and staff explained the need for this appropriation. On a motion by Mrs. Laurie, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval.

Minutes for Approval:

#3288 March 20, 2001 unanimously approved.

Pending Subdivision:

Subdivision #3785 – Great View, LLC for subdivision of property into two parcels on the north side of Highland Road (#26 & 36).

On a motion by Mrs. Laurie, seconded by Mrs. Loglisci, the Board voted unanimously to approve the subdivision with the following conditions:

1. Provision of an “Open Space/Park Areas” to be to be developed and maintained for open space/park purposes; the area so designated is 0.17+/- acres and is shown in color on a map dated September 21, 2000 on file in the Planning Board office.
2. The Open Space/Park Areas shall be designed by a licensed landscape architect. The design shall be subject to review and approval by the Land Use Bureau Chief.
3. Submission of a “Landscape/Park Maintenance Agreement” to ensure the success of plantings in the Open Space/Park Areas.
4. Final streetscape plans subject to the review and approval of the Director of the Environmental Protection Board (Note on the Record Plan).
5. Approval by the City Engineer of the service driveways and drainage.
6. Significantly sized trees shall be preserved to the greatest extent feasible (Note to appear on final map).
7. Provision of a buffer area to include screening with fencing and/or landscaping where appropriate. The area is shown in color on a map dated September 21, 2000 in the Planning board office.
8. Filing of a performance bond or other form of surety acceptable to Corporation Counsel to cover drainage, service driveway, open space park improvements and streetscape.
9. In-ground fuel tanks shall be prohibited.
10. 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).

11. In accordance with CGS 8-26c, approval shall expire on April 13, 2006 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).
12. Subdivision reference number to be placed on final map.

Zoning Board of Appeals referrals:

ZBA Appl. #058-01 King & Low-Heywood Thomas Schools, Inc. requesting modification of Special Exception to construct a new two-story 22,500 sq. ft. Middle School building and additional parking at 1450 and 1750 Newfield Avenue in the RA-1 Single-family Residence District. The applicant also requests modification of Condition #1 of a ZBA Certificate dated April 16, 1996 to increase maximum enrollment from 650 to 750 students.

Mrs. Grosso commented on the traffic and the need to mitigate congestion. Mrs. Laurie said that Newfield Drive and Newfield Avenue are not a problem and suggested that no improvements were necessary there. She suggested that the northerly entrance should be reexamined and that improvements could be required prior to the certificate of occupancy. Mr. Garnjost expressed concern over the impact of construction on the athletic field. Mrs. Laurie also suggested that the school modify the schedule of classes to lessen the impact on traffic.

On a motion by Mrs. Loglisci, seconded by Mrs. Grosso, the Board voted unanimously to recommend approval with the following suggested conditions:

- The location and design of the vehicular entrances and exits to the school on Newfield Avenue shall be subject to review and approval by the City Traffic Engineer. The entrance on Intervale Road East shall be designed and controlled to allow for emergency use only. All roadway improvements, including those external to the school site, if necessary, shall be paid for by the school.
- Approval by the City Engineer of the proposed drainage system and the filing of a drainage maintenance agreement to insure that all drainage improvements are properly maintained.
- Construction of the roadway and drainage improvements and certification by the City that they are functional **prior** to expansion of enrollment and the granting of a certificate of occupancy for the school addition.
- Development of transportation demand management strategies to reduce peak hour trips to the school by consideration of such measures as encouraging car-pooling and adjustments in schools' schedules.

New Business:

The Board reviewed Capital and Operating Budgets for 2001-2002. There was discussion about the Palace Theater and Mr. Stein reported that Tanya Court has resigned as Director of SWRPA.

The meeting was adjourned at 9:45 PM.

Respectfully submitted,
Maggie Laurie, Secretary
Stamford Planning Board

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