

MINUTES OF PLANNING BOARD  
SPECIAL MEETING #3295 - JUNE 5, 2001  
5TH FLOOR BOARD OF EDUCATION CONFERENCE ROOM  
GOVERNMENT CENTER, 888 WASHINGTON BLVD., STAMFORD, CT

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

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

**Fourth grade students from K.T. Murphy Elementary School** reported on the continuation of their Planning Oriented School Program. They made a Power Point presentation, which stressed the need for more land at K.T Murphy. Comparing the size of elementary school sites throughout the City, they concluded that Murphy has inadequate playground space and needs a full time gymnasium. They suggested that the City should purchase homes on Horton Street adjacent to the school. The students and their teacher, Jackie Arcano, explained that they made a similar request last year and nothing happened.

Mr. Stein praised the students' work and encouraged them to come back in the fall when the Planning Board considers the capital budget.

**Students from the ACE (Architecture Construction & Technology) Mentor Program** described the reconstruction project at Southwood Square, formerly Southfield Village. They showed a site plan and a model of the new development along with a video, which explained the phasing of construction.

Pending Subdivision

**Subdivision App. #3791 – North Ridge Associates, Inc.** for the subdivision of property into 7 parcels on the west side of Cascade Rd. in the RA-1 Single Family Residence District.

Mr. Stein reviewed the comments made at the public hearing. He explained to the Board that he had reviewed Attorney Leydon's contention that applicant had failed to comply with Section 4.3 of the Subdivision Regulations (Energy Conservation) with Assistant Corporation Counsel Jim Minor. Stein explained that Mr. Minor believed that this matter could be dealt with by an appropriate condition if the Board were to approve the subdivision. Mr. Stein also relayed information he had obtained from the Mr. Joseph Kuntz of the Health Department regarding well yields in the area. This information suggested that there is not one unified aquifer under the entire area and that additional wells would not impact the yields on adjoining properties. Mrs. Rheingold pointed out the difficulty in accessing the River for water in case of fire despite what had been stated at the hearing. After further discussion, the Board voted on whether or not to prohibit in-ground irrigation or sprinkler systems. Mrs. Rheingold moved to include the prohibition among a list of conditions. Mrs. Grosso seconded the motion and it passed 3-2. After additional discussion, Mrs. Laurie moved to approve the application 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 is 1.64 acres and is shown in color on a map dated 12/5/2000 revised 3/29/01 on file in the Planning Board office.**

- 2) **Restriction of developed yard and lawn areas to an envelope around each house not to exceed one-third acre in size. A restrictive covenant to be filed on the Stamford Land Records subject to the review and approval of Environmental Protection Board staff and Corporation Counsel.**
- 3) **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.**
- 4) **Driveway easement serving lots A4 and A5 shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement.**
- 5) **Vehicular ingress and egress to Lot A7 shall be from the new road. (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 “Landscape Maintenance Agreement.”**
- 8) **The applicant shall demonstrate reasonable compliance with Section 4.3 of the Subdivision Regulations prior to the filing of the final map.**
- 9) **Conditions set forth in a letter from the Director Health & Social Services to the Land Use Bureau Chief dated April 10, 2001 (note to appear on final map).**
- 10) **In-ground fuel tanks shall be prohibited.**
- 11) **In-ground irrigation systems shall be prohibited.**
- 12) **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).**
- 13) **Filing of a performance bond or other form of surety acceptable to Corporation Counsel to cover drainage, roadway construction, erosion controls, open space improvements and streetscape.**
- 14) **Approval by the City Engineer as to road construction and drainage.**
- 15) **Approval by Tree Warden as to trees to be preserved/cut and planted in the shoulder of the new roadway.**
- 16) **Removal of a portion of the stonewall and vegetation along the frontage on Woodbine Road in order to obtain the required sight line distance for the entrance of the new roadway.**
- 17) **Conditions set forth in a letter dated May 17, 2001, from William H. Lyon of BHC Company.**

- 18) **The proposed street name, Woodbine Way may require a waiver by the Board of Representatives of Section 21-3 of the Stamford Code (Ordinance No. 765).**
- 19) **In accordance with CGS 8-26c, approval shall expire on June 8, 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).**
- 20) **Subdivision reference number to be placed on final map.**

Mrs. Rheingold seconded the motion and it was unanimously approved.

Zoning Board referrals:

**App. 201-12 Richard W. Redniss** requesting Text Change to amend (1) Article II, Section 3 by adding #48.1 Hotel-Infill; (2) Table IV, Appendix B, CC-N Add Footnote 5; and (3) Appendix A by adding #27.1 – Hotel Infill (48.1)

The Board members reviewed the discussion from the previous meeting on this item. Mrs. Laurie moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously.

**App. 201-13 T.R. Summer, LLC** requesting Special Exception to allow Hotel Infill at 71-79 Broad Street in the CC-N Central City North District.

The Board reviewed the plans previously presented by the applicant. Mr. Hill noted the need to pay special attention to the streetscape given the “gateway” location on the corner of two important pedestrian streets. After further discussion, Mr. Garnjost moved to recommend approval. Mrs. Laurie seconded the motion and it passed unanimously.

Zoning Board of Appeals referrals:

**ZBA App. #099-01 Felix Callari, Inc. d/b/a Mini of Fairfield County** requesting a Certificate of Approval of Location for DMV Licensure and **Variances:** 1) Appendix A, Table II, #54 to permit Auto Sales Agency New; 2) Section 13C (3) to permit a sign higher than the roof; 3) Section 13C (5) to permit a sign in advance of the front setback; and 4) Section 13C (7) to permit a sign 80 sq. ft. in lieu of 50 sq. ft. The property is located at 1259 East Main Street in the C-N Neighborhood Business District.

Mr. Davidoff, representing the applicant, presented the application. He explained that the proposed use, car dealership, would be less intense than the prior use. He said that they had modified the application and would not require variances relating to the height or area of the sign. After discussion, Mr. Garnjost moved to recommend approval of the use variance, DMV Licensure and Section 13C (5) to permit a sign in advance of the setback. Mrs. Rheingold seconded the motion and it passed unanimously.

**ZBA App. #109-01 Stamford Health System, Inc. and The Stamford Hospital** requesting modification of Special Exception granted on March 14, 2001 to keep, rather than demolish, the existing garage and to reduce the number of parking spaces from 24 to 18 spaces. The property is located at 216 West Broad Street in the R-7.5 Single Family Residence District.

Mr. Stein reviewed the applicant's request. After discussion, Mrs. Laurie moved to recommend approval. Mrs. Rheingold seconded the motion and it passed unanimously.

**Correspondence from Stewart W. Kemp - Subdivision #3781**- requesting extension for filing map.

As this item was not on the original agenda, Mr. Garnjost moved to suspend the rules. Mrs. Laurie seconded the motion and it passed unanimously. Mr. Garnjost moved to approve the extension of time and Mrs. Laurie seconded the motion, which passed unanimously.

New Business

Mr. Garnjost asked staff to arrange site visits to the Scofieldtown School site and Southwood Square. He also asked for a status report on Board of Education projects.

The next meeting date was scheduled for June 12<sup>th</sup>.

The meeting was adjourned at 10:05 P.M.

Respectfully submitted,

Marggie Laurie, Secretary  
Stamford Planning Board

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