

MINUTES OF PLANNING BOARD - REGULAR MEETING #3311
TUESDAY, DECEMBER 4, 2001 - 7:30 PM.
7th FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

Mr. Hill opened the meeting at 7:30 PM

Zoning Board referrals:

APPL. 201-23 - 13 Taylor Street Associates, LLC, requesting Text Change to amend Article III, Section 9-G,4 (g); to add new subsections (h), (i), (j) and (k) to Article III, Section 9-G,4; and to add a Footnote to Appendix B referencing these subsections.

APPL. 201-24 - 13 Taylor Street Associates, LLC, requesting Special Exception for bonus density pursuant to Section 9-G, 4(h) and for open space pursuant to Section 9-G, 4(k) at 25 and 33 Taylor Street in the R-MF Multifamily Residence Design District.

Mr. Stein introduced these applications and explained the pertinent Master Plan amendment of 1989 which relates to the proposed Zoning text change.

Attorney John Leydon, representing the applicant, said although the allowed density is 17 units, there are 21 grandfathered units on the site. He said the applicant proposes 24 units of which 7 would be affordable, with 10% of the total or 50% of the bonus units affordable at 50%. He said under the existing zoning 17 units could be built with no affordable requirement. He said he does not believe that it is the intent of the Master Plan to require 100% replacement of "affordable" units. He explained that the proposed language defines "affordable" and addresses replacement of affordable units. He noted the need for flexibility in the interpretation of the Master Plan. . He said he would rely on the Zoning Board to set plan details, explaining that the site plan will improved the relationship of buildings to adjacent properties. He said the existing units are unoccupied and range in size from 300 to 600 sq. ft., whereas the new units will have 1,000 sq. ft. He said the percentage of affordable units is higher than those in recent zoning amendments and that parking exceeds minimum requirements.

Mr. Bello explained that they have plans to redevelop other properties on Taylor Street.

Tim Beeble, Director of Community Development, mentioned using project based rental programs, which could include Section 8. He explained the various programs and said the zoning incentive program could be linked to community development affordability programs. Mr. Leydon requested that "project based Section 8" language be changed to "project based rent assistance program."

Pending Subdivision:

Subdivision #3794 – Larry Davidoff, for subdivision of property into four parcels at the end of Eastover Road.

Mr. Caravella participated in this discussion and voted.

On a motion by Mr. Garnjost, seconded by Mrs. Grosso, the Board voted unanimously to waive Section VIII.

On a motion by Mr. Garnjost, seconded by Mrs. Grosso, the Board voted 4-1 to approve the subdivision with the following conditions. Mr. Caravella voted in opposition.

- 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 2.85 acres and depicted on a map dated November 7, 2001 on file in the Planning Board office.
- 2) Filing of a conservation easement to include the area designated as Open Space Preserve/ Conservation Area. Prior to 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 standard conservation agreement form shall be amended to include the recommendations outlined in the "Preliminary 'End of Fieldwork' Report Phases 1 & 2 Archaeological Investigations Eastover Road Subdivision" by Ernest Wiegand 10/00.
- 4) Development of all individual parcels (1-3) shall be subject to "Site Plan Reviews" by the Environmental Protection Board prior to the start of any site activity (Note on the Record Plan).
- 5) In accordance with Section VIII of the Subdivision Regulations, the Planning Board waived the construction of the roadway (Section 5.1.4) and turnaround (Section 5.3.1) due to the exceptional topographic and archeological conditions.
- 6) Driveway easement serving lots 2 and 3 shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement.
- 7) Significantly sized trees and stone walls shall be preserved to the greatest extent feasible with specific measures to ensure their protection outlined on a plan subject to the review and approval of the Environmental Protection Board (Note to appear on final map).
- 8) Conditions set forth in a letter from the Health Inspector to the Land Use Bureau Chief dated August 13, 2001 (Note to appear on final map).
- 9) In-ground fuel tanks shall be prohibited (Note to appear on final map).
- 10) Construction plans relating to storm water management and the common driveway shall be subject to review and approval by the City engineer.
- 11) A performance bond or other form of surety acceptable to the Land Use Bureau shall be submitted to cover the costs of storm management and common driveway improvements.
- 12) Prior to Certificate of Occupancy of a house on Parcel 1, fourteen (14) evergreen trees, minimum six (6) feet high shall be planted along the southerly boundary of Parcel 1 as depicted on a map, dated November 7, 2001, on file in the Planning Board office.
- 13) Submission of a drainage facilities maintenance agreement (Note to appear on final map).

- 14) 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).
- 15) The extension of Eastover Road shall be delineated as a "Public Right of Way."
- 16) In accordance with CGS 8-26c, approval shall expire on December 7, 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).
- 17) Subdivision reference number to be placed on final map.

Zoning Board of Appeals Referrals:

ZBA APPL. 192-01 – Andrea Lotti requesting a Special Exception to establish a Family Day Care Center for 6 children at 46 Shagbark Road in the RA-1, single-family residence district.

This application was on the Consent agenda. On a motion by Mrs. Grosso, seconded by Mrs. Rheingold, the consent agenda was unanimously approved.

Minutes for Approval:

#3309 - November 20, 2001 unanimously approved.

Capital Plan and Budget 2002/2003 - 2009

The remainder of the evening was devoted to discussion of the Capital Budget.

The meeting was adjourned at 10:30 PM.

Respectfully submitted

Marggie Laurie, Secretary

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