

## PLANNING BOARD CERTIFICATE

7769

I, Jon A. Smith, Planning & Zoning Director for the City of Stamford, in compliance with Special Act. No. 415 of the 1951 General Assembly, hereby certify that on October 30, 1984, a hearing was held on an application for subdivision of property owned by

Estate of Cesare Mangiapani

RECEIVED

JUL 11 1986

Located on the following streets:

ENVIRONMENTAL  
PROTECTION BOARD

East side of Newfield Avenue

and that the following entitled map was submitted with said application:

"MAP SHOWING SUBDIVISION OF PROPERTY PREPARED FOR  
THE ESTATE OF CESARE MANGIAPANI STAMFORD, CONN."

and that the following is a statement of its findings:

APPROVED - NOVEMBER 13, 1984  
WITH CONDITIONS-SEE ATTACHMENT

In accordance with CGS 8-26c, approval shall expire on November 13, 1989 unless all "work", as said term is defined in CGS 8-26c(b), has been completed by said date.

Dated at Stamford, Connecticut, this 15th day of November 1984.

  
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Planning & Zoning Director

The land hereby affected lies in block #380  
Filed in the Office of the Town and City Clerk of the City of Stamford,  
on November 15, 1984.

Cesare Mangiapani

#3279

## CONDITIONS

- 1) The approval is for four (4) lots as shown on a map dated October 5, 1984. The southerly accessway to lot #4 shall be eliminated.
- 2) Delineation of "Open Space Preserve - to be maintained in a natural state except as may be authorized by the Environmental Protection Board"; the area so designated is 2.18 acres, and is shown in color on a map October 5, 1984, on file in the Planning Board office.
- 3) Submission of a Conservation Easement to include the area, "Open Space Preserve."
- 4) Development activities on lots 2,3, & 4 and for the construction of drainage facilities and accessways are subject to review and approval of the Environmental Protection Board. (Note to appear on final map)
- 5) Conditions set forth in a letter from the Director of Health to the Planning and Zoning Director dated October 9, 1984. (Note to appear on final map)
- 6) Vehicular ingress and egress to lots 1,2,3, &4 to be limited to the proposed private road.
- 7) The proposed road shall include a turnaround with a 45 foot diameter.
- 8) Approval by the City Engineer as to road construction and drainage.
- 9) Approval by the Superintendent of Parks as to trees to be cut/preserved or planted along the shoulders of the new roadway.
- 10) Filing of a performance bond.
- 11) Driveway easements serving lots 3 & 4 to be delineated on the final map.
- 12) In accordance with CGS 8-26c, this approval shall expire on November 13, 1989 unless all "work" as said term is defined in CGS 8-26c(b), has been completed by said date.

The land affected hereby lies in Block 380 of the Stamford Block Map. Received for record November 15, 1984 at 10:55 A.M. and recorded by

Lois PontBriant, City and Town Clerk