

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES
TUESDAY, JANUARY 15, 2013
7TH FLOOR LAND USE BUREAU CONFERENCE
AREA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chairperson, Roger Quick, Mike Totilo, Claire Fishman, Dudley Williams, Zbigniew Naumowicz and Jay Tepper. Present for staff was Todd Dumais.

Mrs. Dell called the meeting to order at 7:00pm.

Lease Agreement:

Congressman Hime's Lease Agreement – a two year lease for approximately 966 s.f. of office space located on the 10th Floor of Government Center.

Mr. Dumais described the lease agreement request to the Board. Mrs. Dell asked how the rent of this agreement compared to the previous agreement and also to the rent for former Congressman Shays. Mr. Dumais answered that this rent was increased over the first agreement with Congressman Himes Office and that it is comparable to the rent Congressman Shays paid in his final term.

After a brief discussion, Mrs. Fishman moved to recommend the approval of the lease agreement. Mr. Quick seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Totilo and Fishman).

Subdivision:

Subdivision Application #4005 – 29 Douglas Avenue, LLC requesting approval for the subdivision of property into two (2) parcels. The property is located on the south side of Douglas Avenue, having an address of 29 Douglas Avenue.

Mr. Dumais described the application to the Board. He noted that it was a two lot subdivision in the R-6 zone and that each lot complied with all of the Zoning and Subdivision standards. After a brief discussion with the Board, Mrs. Dell asked staff to distribute potential conditions of approval to the Board. Mr. Dumais distributed and discussed the following conditions of approval:

1. Significantly sized trees are to be preserved to the greatest extent feasible. (Note to appear on the final map.) Specific measures to ensure their protection shall be outlined on a plan subject to the review and approval of the Environmental Protection Board (EPB) staff prior to the filing of the Final Map.
2. The burial of any stumps, logs, brush and construction debris shall be expressly prohibited. All fill deposited on the property shall be clean by nature, free of construction debris, wood lengths and other debris.
3. Site development shall not begin until the final soil erosion and sedimentation control plan is reviewed by EPB Staff and those approved elements are properly installed and are functional (note on final map).
4. Submission of a performance bond or other surety to ensure the full and proper completion of the, drainage structures, soil and erosion controls, and certifications to be filed with the Planning Board prior to the issuance of a building permit. An

estimate is to be prepared by the developer and submitted to City Staff for review and approval.

5. Submission of standard drainage facilities agreement to ensure the proper function and maintenance of all drainage structures and planted features. (note to appear on Final Map).
6. Comments (1-12), as described in the letter from Susan Kisker, P.E. to Todd Dumais dated 12-18-12 shall be addressed prior to the issuance of a Building Permit. Additionally, the following note shall appear on the Final Map: Final review and approval of the proposed drainage facilities by the City Engineer prior to the issuance of any building permit for Parcel One or Parcel Two.
7. In-ground fuel tanks shall be prohibited (note to appear on Final Map).
8. In accordance with CGS 8-26c, approval shall expire on January 15, 2016, 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).
9. Subdivision reference number to be placed on Final Map.

After reading the conditions, Mr. Quick asked for an additional condition to ensure the future buildings complied with the Zoning requirements for the district. Mr. Dumais stated he would add this condition.

Mr. Williams moved approval of the subdivision subject to eh 10 conditions discussed. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Quick, Totilo and Fishman).

Capital Budget FY 2013/14 & Capital Plan 2015-2020:

Board Discussion of the Capital Budget. Mellissa Mulrooney, from the Stamford Museum and Nature Center appeared before the Board to further describe her Capital Request.

Planning Board Meeting Minutes:

Meeting of 1/8/13 - Discussion of the minutes was postponed to a future meeting date.

There being no further business, Mrs. Dell adjourned the meeting at 9:15 pm.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.