

**SUBDIVISION COMMITTEE MINUTES**

**MARCH 12, 2002**

**ROLL CALL**

The meeting was called to order at 7:05 p.m.

Present were: Dennis Santella, Chairman; Stephen Thomas; Daniel O'Connor; Virginia Katz

Also present were: Michael Wrinn;  
Assistant Director Planning & Zoning;  
Roger McFadden

**SUBDIVISIONS**

**3521 – DAVID J. PELS 77 –1/2 OHIO AVENUE EXTENSION & LOWER ROCK ROADS – 3 LOTS – REVIEW PRIOR TO HEARING.**

Mr. McFadden stated that this proposed three-lot subdivision complies with the zoning regulations of the City. The applicants seek a waiver of Sec. 3.18 and Sec. 3.24 of the Subdivision Regulations. They are asking for a waiver of the standards, which require dead-end roads to be equipped with a cul-de-sac at the end of the roadway. They have obtained sign-offs from the Department of Public Works and from the Fire Marshall. These departments indicate that they have no problem with the turn-around as proposed by the applicant. A sign-off has also been submitted from the Water Department and there are no wetlands on the site. There are no sidewalks or curbs in the vicinity and the applicant requests a waiver of the sidewalks and curbs. There are existing street trees, which meet the street tree requirement, and these should be retained. Mr. McFadden also stated that because the applicant is requesting a waiver of the roadway standards, a  $\frac{3}{4}$  majority vote is required to approve this application and the reasons for granting the waiver must be stated on the record.

**3522 M. GREENBERG ASSOCIATES & GLAZER CONSTRUCTION, LLC – 133 ROWAYTON AVENUE – 2 LOTS/CAM – REVIEW PRIOR TO HEARING.**

Mr. McFadden stated that the applicant proposes to create 2 two-family lots in a Business No. 3 zone. The proposed lots comply with the Subdivision Regulations and the Zoning regulations of the City, including provisions for parking behind the front setback. Sign-offs have been submitted from the Department of Public Works and the Water Department. Comments have been received from the Five Mile River Commission, which were generally favorable. The application was referred to the Town of Darien and no comments were received. The Connecticut DEP submitted comments that were relevant to the CAM application that was submitted to the Zoning Commission.

**\*\* MR. O'CONNOR MOVED THIS ITEM TO A PUBLIC HEARING.**

**\*\* MS. KATZ SECONDED.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**3524 – WILLIAM W. ENGLISH – 20 ELLS STREET – 2 LOTS – PRELIMINARY REVIEW.**

Mr. McFadden gave a preliminary review.

**\*\* MR. O'CONNOR MOVED THIS ITEM TO A PUBLIC HEARING.**

**\*\* MS. KATZ SECONDED.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**3494 – JOSE MARTINEZ- 210 ELY AVENUE – 2 LOTS – REQUEST FOR RELEASE OF SURETY.**

Mr. McFadden stated that this project was approved on April 11, 2000. Construction was completed during this past month. The applicant has resolved the outstanding issues with the Conservation Commission and has installed and certified the required improvements for the subdivision. This project requires a two-year 25% maintenance surety to guarantee satisfactory performance of the required improvements.

**\*\* MS. KATZ MOVED THIS ITEM TO THE PLANNING COMMISSION.**

**\*\* MR. O'CONNOR SECONDED.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**3512 – PAT J. CUTRONE – OBSERVATORY PLACE – 5 LOTS ON AN UPGRADED ROADWAY – REQUEST FOR AN EXTENSION OF TIME TO FILE SUBDIVISION MAP.**

Mr. McFadden stated this application was approved on November 13, 2001. The applicant was required to post a surety for the uncompleted portion of the project. When the applicant saw that he was unable to obtain the required bond prior to the expiration of the filing deadline, he submitted a letter requesting an extension of time. They stated the reason for the request was that bonding the project took longer than expected.

**\*\* MS. KATZ MOVED THIS ITEM TO THE PLANNING COMMISSION.**

**\*\* MR. O'CONNOR SECONDED.**

**\*\* MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:15 pm.

Respectfully submitted,

Gerda Adonis

Telesco Secretarial Services