

MINUTES OF PLANNING BOARD PUBLIC

HEARING #3480 TUESDAY, JANUARY 23, 2007,
4TH FLOOR CAFETERIA, GOVERNMENT
CENTER, 888 WASHINGTON BLVD., STAMFORD,
CT

Present for the Board were: Duane Hill, Chairman; John Garnjost; Theresa Dell; Claire Fishman; Rose Marie Grosso; and Jay Tepper. Present for staff: Norman Cole, Principal Planner.

The Chairman, Mr. Hill, opened the Public Hearing at 7:34 P.M.

MP-392 Nine Sixty Nine Associates, Map amendment to change area from Land Use Category 2 (Residential Low Density Single Family) to Land Use Category 7 (Commercial—Arterial) located east of High Ridge Road and west of Turn of River Road. (969 High Ridge Rd.)

Attorney William Hennessey described the property, existing office use, adjacent commercial and residential uses, and the reason for the requested Master Plan change. He said that the owner wanted to demolish the office building, retaining and extending the below grade parking deck to the north and south, and construct a one-story retail building, with reductions in existing building height and floor area. The property is currently split between Category 7 (2.5 acres) and Category 2 (1.2 acres) and split between the C-N district along High Ridge Road and R-10 along Turn of River Road. Att. Hennessey said that the Master Plan change would enable the C-N zoned area to be extended to allow for improved vehicle circulation behind the building. He said that they would not need all of the Category 2 to be changed to Category 7 and would provide a map, for the record, showing the revised boundary line which he said would leave a fifty foot strip of Category 2 along Turn of River Road. Mr. Hill asked how the application would benefit properties on Turn of River Road. Att. Hennessey replied that the existing Category 7 land connecting to Turn of River Road would be abandoned (changed to Category 2), the new building would be lower in height with gabled roof to complement residential properties, permanent open space would be established and the Zoning Board would exercise site plan review of the new development, with referral to the Planning Board.

The Chairman called for comments from the public. Kevin Calloway, 37 Turn of River Road, said that the existing commercial activities already created heavy traffic and nuisance noise, and that the change in Master Plan and zoning would only serve to bring dumpsters and noise closer to his home. Brian Carson, resident of 36 Turn of River Road, a nine-unit condominium, said that the change would bring the commercial building and parking closer to his home, and that retail compared to office would generate more continuous activity. Mr. Richard Redniss, for the applicant, responded that the building would be reduced from 60,000 to 39,000 square feet and would be lower in height, and that the Zoning

Board would have complete site plan review control to insure that adjacent residences were protected. He said that the building's dumpsters would be located under the building.

There being no further comments or questions from the Board or public, the Chairman closed the public hearing at 8:30 p.m.

MP-393 Springdale Center Associates LP, Map amendment to change area from Land Use Category 2 (Residential Low Density Single Family) to Land Use Category 6 (Commercial Neighborhood Business) located to the rear of the Springdale Shopping Center at 1094 Hope Street.

Attorney John Leydon explained the purpose of the Master Plan change, to rezone property to C-N to expand employee parking behind the shopping center, and to deed approximately 800 square feet of property to each of two adjoining residential properties. Ed Caceres, 71 Carroll Street, spoke in support of the application and said that he agreed to the parking improvements in exchange for receipt of the additional land.

There being no further comments or questions from the Board or public, the Chairman closed the public hearing at 8:50 p.m.

Subdivision Application #3951 Vineyard Development Associates LLC c/o Goitom Bellete, 3 lots located on south side Vineyard Lane (43 Vineyard Lane).

Ms. Susan Kiskin, P.E., Redniss & Mead, presented the subdivision plan to create two new lots of approximately 20,000 square feet each, leaving the existing dwelling on a lot of approximately 14,000 square feet, in the R-10 zone. She pointed out significant trees to be saved in the rear of the property and along the street, and said that the proposed conservation easement area in the rear of the lots had been increased to include these trees. Mrs. Grasso asked if the lots were on private wells and if public water could be extended to the property. Ms. Kiskin confirmed that private wells would be used and explained that the water line served properties along Long Ridge Road but that extensive ledge conditions precluded extending a water line along Vinyard Lane. The landscaping plan will serve to enhance the conservation easement area with new plantings. Mr. Cole asked if drainage rights had been secured from the private property to the south, and Ms. Kiskin replied that a letter of intent had been provided for the record.

Some discussing ensued regarding the deadline for acting on this application. Based on an assumed receipt date of September 28, it was estimated that the allowable 130 days would expire on February 5, 2007. Mr. Cole said that he would discuss this issue with the applicant.

There being no further comments or questions from the Board or public, the Chairman closed the public hearing at 9:05 p.m.

Regular Meeting:

The Chairman opened the meeting and noted that the public hearing had been conducted and closed tonight on the three pending applications, and that they would be tabled for consideration at the Board's next regular meeting.

There being no further business, the meeting was adjourned at 9:18 PM.

Respectfully Submitted
Rose Marie Grosso, Secretary

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