

STAMFORD PLANNING BOARD
PUBLIC HEARING & REGULAR MEETING MINUTES # 3490
TUESDAY, May 22nd, 2007
4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Jeffrey Curtis, Theresa Dell, Claire Fishman, John Garnjost, Rose Marie Grosso, Duane Hill, and Jay Tepper. Staff members present were: Robin Stein and Todd Dumais.

The Chairman, Mr. Duane Hill, called the meeting to order at 7:30 PM. The Secretary, Mrs. Grosso, read the legal notice.

Public Hearing:

Subdivision Application #3955 of Rolling Acres of Stamford, LLC. For subdivision of property into 11 parcels. Property is located at the southwest corner of High Ridge Road and Walnut Ridge Road; and southerly terminus of Rosano Road; southerly terminus of Hillview Lane; and northerly terminus of Cooper's Pond Road. Having an address of 444 High Ridge Road.

Ronald Gold, attorney for the applicant, began the presentation by giving a brief overview of the application, emphasizing the site's history and the difficulty of accessing High Ridge Road directly from the subject parcel. Mr. Gold then introduced Rick Redniss, of the firm Redniss & Mead, Inc., to orient the Board as to the site's location and physical characteristics and proposed improvements. Mr. Redniss described the location of the site; access to the site; the basic shape, dimensions and physical characteristics of the site; and referenced letters of recommendations from the City's Engineering Bureau and Environmental Protection Board, as well as the State of Connecticut Department of Transportation.

Mrs. Grosso asked Mr. Redniss if the proposed Walnut Ridge Court was to become a City street. Mr. Redniss answered that the street will be designed to meet City standards. Mr. Stein followed with a question if the applicant had requested waivers to extend the Rosano Lane paper street.

The Chairman, Mr. Hill, addressed member of the public present at the hearing. He first asked for those members of the public wishing to speak in favor of the application to come forward. None came forward.

Mr. Hill then asked for those members of the public wishing to speak in opposition to the application to come forward and address the Board. Mr. Rich Greenberg of 8 Walnut Ridge Lane spoke on the behalf of the current residents of Walnut Ridge Lane. Mr. Greenberg stated that the current residents of Walnut Ridge Lane were all in opposition to the application. Their opposition was mainly on the grounds that when they purchased into the subdivision, they bought into an eight unit subdivision not an eighteen unit subdivision. Mr. Greenberg also stated that the residents had concerns over water pressure and traffic and asked the Board to postpone the vote until they had adequate time to review all the materials of the application.

Mr. Hill then asked for those members of the public wishing to speak in neither in favor of or in opposition to the application to come forward and address the Board. Mr. Marty

Bier of 42 Copper's Pond Road voiced his concerns of potential drainage impacts to his property. Mrs. Marjorie Bird of 424 High Ridge Road voiced her concerns of potential drainage impacts and potential blasting impacts to her property.

Attorney Gold then attempted to address the concerns and answer the questions raised by those members of the public who spoke. Mr. Gold stated that Walnut Ridge Lane was not a dedicated City road and that his client bought rights from the developer to use the road. He also stated that their development proposal does not touch the areas of steep slopes and consequently does not involve blasting. Mr. Gold stated that traffic could not be better and that the development will improve property values.

Mr. Redniss then addressed the adequacy of the proposed drainage plan. He stated that the City's Engineering Bureau had no objections to the project and that the development would create a net drainage reduction of water into 'drainage basin D'.

Again, Mr. Hill asked for those members of the public wishing to speak in opposition to the application to come forward and address the Board. Mrs. Sandra Phillips, a resident of Walnut Ridge Lane, stated that all the residents of the road are opposed to the development. She said that water pressure is a significant issue and that she didn't sign on to additional costs of improving the drainage for a new development. Mrs. Phillips was very concerned with potential decreases to her property value. She also stated a safety concern of backing up out of her driveway with increased traffic from the proposed development. Mr. Chad Spooner of 20 Walnut Ridge Lane stated his concern regarding roadway width as it relates to fire-safety vehicles.

There being no further questions or comments, the Chairman closed the public hearing portion of the meeting at 9:00 PM.

Regular Meeting:

Zoning Board Referral:

ZB 207-05 O & G Industries, Inc. Special exception to construct large dock, storage bins and other structures to manufacture, transport, store and distribute building materials at 72 Davenport St.

Mr. Stein noted that the applicant made a special request to speak to the Board. He also briefly described the history of the application to the Board and how the Board previously issued a favorable recommendation to the Zoning Board.

Mr. Mark Cursman, attorney representing the applicant, briefly described the application. He stated that the application was to replace an unused 12-slip marina with a modern barge-dock facility and to setup new aggregate bin spaces. Mr. Cursman stated that the difference between this application and the previous application was the use of the barge dock spaces.

Mrs. Dell moved to recommend approval of the application. Mrs. Fishman seconded the motion and it passed unanimously

Zoning Board of Appeals Referrals:

ZBA 048-07 Maria Pagan Santiago Variances of side yard setback and coverage to construct a second story on a dwelling at 13 Nicholas Ave. Mr. Dumais described the

application to the Board. Mrs. Grosso moved to recommend approval of the application. Mrs. Dell seconded the motion and it passed unanimously.

Subdivision

Subdivision Application #3957 Long Tipp, LLC for subdivision of property into 2 parcels. Property is located on the w/s of Hope Street between Glen Avenue and Toms Road. (498 Hope Street) Mr. Stein described the details of the application to the Board and presented a list of potential conditions of approval. Mrs. Grosso moved to recommend approval of the application. Mrs. Dell seconded the motion and it passed unanimously.

Old Business

Mr. Stein updated the Board as to the status of the Antares project. He also stated that the Glenbrook / Springdale project will hold a meeting at June 11 at 6:00PM at the Sacred Heart Branch campus.

There being no further business or comments, the Chairman closed the meeting at 10:05 PM.

Respectfully Submitted,
Rose Marie Grosso, Secretary

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.