

STAMFORD PLANNING BOARD
PUBLIC HEARING & REGULAR MEETING MINUTES # 3523
TUESDAY, MAY 27th, 2008
4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT

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

Public Hearing:

The Chairman, Mr. Duane Hill, opened the Public Hearing at 7:30 pm.

Regular Meeting:

The Chairman, Mr. Duane Hill, announced that prior to continuing the Public Hearing on Application # 3972, an item from the Regular Meeting needed be heard. Mr. Garnjost moved to add the Supplemental Capital Appropriation item to the agenda, seconded by Mrs. Dell and carried unanimously with the members present voting.

Supplemental Capital Appropriation, Photovoltaic Generation Systems at Rippowam MS & Highway Garage, \$2,000,000

Director of Operations, Ben Barnes, described the appropriation request. After a short discussion, Mrs. Grosso moved to recommend approval of the supplemental capital request. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting.

Public Hearing:

The Chairman, Mr. Duane Hill, called the Public Hearing back to order at 7:35 pm.

Subdivision Application #3972 Michael A. Innaurato, Subdivision of property into three parcels located on the north side of Ingleside Drive, having an address of 258 Ingleside Drive.

Mrs. Dell read the legal notice into the record. Mr. Hill introduced the members of the Board and staff to the public and explained the Public Hearing procedures.

Mr. Ronald Gold, attorney for the applicant, presented the application. He distributed a compendium of exhibits to each Board member and presented the certificate of mailings. Using exhibits 1, 2, and 3 from his compendium, Mr. Gold described the zoning, the topographic features and other physical characteristics of the subject property and those of surrounding properties. Mr. John Pugliesi, professional engineer for the applicant, further described the physical and environmental characteristics of the subject property and described the proposed subdivision lot geometry and building configurations. He noted that all of the lots conform to zoning requirements.

Mr. Stein asked for an explanation as to why the upland review area was not included in the conservation easement area and why the wetland delineation area was the same as the conservation easement area. He also questioned what area portion of the lots

contained by the pond. Mr. Pugliesi stated that he did not have the answer to the question at this time.

Mrs. Dell asked if the septic systems had been properly designed and noted that she did not believe these were true two acre lots because they contained so much pond and wetland areas.

Tom Ryder, environmental consultant for the applicant, explained that the wetlands on the subject property do not contain vernal pools, and was transitional in nature not offering many of the benefits to wildlife of traditional wetlands. He added that the proposed conservation plan was presented to the EPB and was approved of unanimously.

Mr. Hill asked if there were any members of the public wishing to speak in favor of the application. There being none, Mr. Hill asked if there were members of the public wishing to speak in opposition to the application.

Ted O'Hanlin, a member of the Board of Directors of the Stamford Land Conservation Trust asked the Board to consider requiring screening to mitigate the visual impacts of the proposed development on the historic structure located on the adjacent lot. He also requested the Board consider the historic value of the existing home on the subject property and encourage some way to preserve this structure.

William Olsan, of 266 Ingleside Drive, expressed his opposition to the subdivision. He argued that the subject property is a wildlife corridor containing diverse wildlife and wildlife habitats. Mr. Olsan also stated his concerns about traffic, drainage, and the lack of proper notice.

Crissy Lee Langstaff, Chairman of the Land Trust, spoke in opposition to the project. She described a detailed history and said that the proposed subdivision was a threat to the historical character of the neighborhood.

Robert Sass of 84 Ingleside Drive spoke in opposition to the application, citing environmental and traffic concerns.

Marcy Baranst of 170 Ingleside Drive questioned when the time of year that Earth Tech did its analysis of the site.

Tom Canfield of 47 Spring Hill Lane East stated he was concerned about the removal of trees, potential flooding from the project, and the view from his house of the new large homes.

Gina Blum of 63 Spring Hill Lane East, stated her concerns about runoff from the project and not having enough time to review the EPB report.

Elizabeth Egen of 226 Ingleside Drive spoke in opposition to the project. Mrs. Egen stated concerns about disturbing the historic character of the neighborhood and the lack of proper notification.

Mr. Hill stated for the record, that the applicant provided a certified record of the certificate of mailings and that he would have the applicant address this issue.

Terry Perha of 265 Ingleside Drive stated that the Board must understand what the property could practically sustain and key to that is understanding the actual usable area of the property.

Mora MacNawood expressed concerns that the subdivision will disturb the wetlands areas and concerns that the existing historic structure on the property will be demolished.

Moreen Kessler expressed her concerns about the septic systems of the new homes, and that smaller structures would be more suitable for the site.

Scott Barney of 21 Spring Hill Lane stated that the property supports all sorts of wildlife and that the subdivision will destroy their habitat.

Kathy Swan of 320 Ingleside Drive expressed her concerns about drainage from the new homes and the loss of wildlife habitat.

Mr. Gold, attorney for the applicant, addressed the public's concerns. He explained that all zoning and subdivision regulations were adhered to and that 41.4% of the subdivision was going to be dedicated as open space. Mr. Gold added that even EPB issued an unusually favorable report on the proposed subdivision. He also stated that there would be no negative traffic impacts resulting from two additional homes and that the proposed homes were similar in size to those on Spring Hill and Wynwood Lanes. Mr. Pugliesi then addressed the public's drainage concerns.

Mr. Hill announced that he had to leave the meeting and that the Vice Chairman, Mr. Garnjost would run the remainder of the meeting.

Mr. Garnjost noted that the Board had not viewed a planting plan and that it was frustrating for the Board to not have everything it needed prior to the meeting.

Mr. Stein explained, in detail, the subdivision process to the public noting the regulatory constraints and controls of the Board and various other City agencies that review such projects. Mr. Stein then suggested that the record be kept open to receive additional written comments but that it be closed for public comments. The Board agreed.

Mr. Garnjost closed the public hearing on application #3972, leaving the record open to receive written comments for two weeks.

Regular Meeting:

Zoning Board Referral:

Appl. 208-21 Text Change, William J. Hennessey to amend Section 7-Q, to permit required child play areas to be located off-site within a reasonable distance of a development; or to be satisfied by a payment in lieu of providing the child play area onsite; both subject to approval from the Zoning Board.

Mr. Stein described the application to the Board. After a brief discussion, Mr. Tepper moved to recommend approval of the application. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting.

Zoning Board of Appeals Referrals:

ZBA 033-08 Danielle Polizzi variances of front setbacks and coverage to construct a 2nd story addition to an existing dwelling at 17 Brookvale Place. Mr. Dumais briefly described the details of the application. After a short discussion, Mrs. Dell moved to

recommend approval of the application. Mrs. Grosso seconded the motion and it passed unanimously with the members present voting.

ZBA 034-08 David Barker special exception to convert an existing Family Day Care Center into a Group Day Care Center at 20 Edgewood Avenue. Mr. Dumais described the application to the Board. After a brief discussion, Mrs. Dell moved to recommend approval of the application. Mrs. Grosso seconded the motion and it carried unanimously with the members present voting.

ZBA 036-08 Dario & Flora Paliadino variances of front setbacks, coverage and a variance of Section 4, 3.4 (a) to allow the construction of a 2nd story addition, containing an additional dwelling unit located at 17 Wells Avenue. Mr. Dumais briefly described the application. Several members of the Board expressed concerns about allowing for the conversion of a second dwelling unit without regard to the five year provision, as outlined in Section 4, 3.4, will setting an unwanted precedent. Mrs. Dell moved to recommend denial of the application. Mr. Raduazzo seconded the motion and it carried unanimously with the members present voting.

ZBA 038-08 Jerome Rappaport variances of front setbacks and coverage to construct a 13' x 29' therapy pool addition to a single family dwelling located at 122 Davenport Drive. Attorney Brendon Leydon, for the applicant, requested to speak. He briefly described application to the Board. Mrs. Fishman moved to recommend approval of the application. Mr. Raduazzo seconded the motion and it passed unanimously with the members present voting.

Old Business

None

New Business

Mr. Stein informed the Board that it was selected to receive the "2008 Planning Award" from the CT Greenways Council and asked if Board members could be present on June 6th to receive it.

Mr. Stein informed the Board that its there would be no meeting next week, Tuesday, June 3rd.

There being no further business or comments, the Vice Chairman adjourned the meeting at 10:35 PM.

Respectfully Submitted,
Duane Hill, Chairman

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.