

MINUTES OF PLANNING BOARD PUBLIC

HEARING #3456 TUESDAY, JUNE 27, 2006
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; Jeffrey Curtis; and Jay Tepper.
Present for staff: Robert M. Stein, Jr., Land Use Bureau Chief.

The Chairman, Mr. Hill, opened the meeting at 7:00 P.M.

Master Plan:

MP-388 - Proposed Text Change upon application of Stillwater Partners, LLC., AT. AL. Mr. Redniss, Mr. Hennessey and Mr. Wise explained the application. They said that although it was a policy change, it was designed to have limited application. They said that the affordable housing would be located on site and that they had the support of the Stamford Health Systems.

Mr. Garnjost asked how the proposal enhances industrial development. Mrs. Dell was concerned that this would set a precedent. Mr. Hill stated that the applicant should consider zoning language that would raise the threshold for supporting and enhancing existing industrial development.

Don Corbo spoke in opposition. As an owner of an industrial building, he stated that there was demand for industrial space and that this application would send the wrong message to the development community.

There being no further comments, this portion of the public hearing was closed.

Subdivisions:

Subdivision Application #3933 of Guiseppe Laria for subdivision of property into 3 parcels. Property is located on the south side of Pond Road. Known as 114 Pond Road. This was a continuation of a prior public hearing. Mr. Hill explained that although the applicant had submitted revised engineering plans in response to the City Engineer, no final referral report had been received from the City Engineer. Attorney Freeman, representing the applicant, explained that the Board could receive a staff report after the hearing was closed. Mr. D'Andrea explained the engineering enhancements to reduce storm water impacts and additional landscaping.

Mr. Sandack expressed concern over the setbacks proposed, which would not be in keeping with the neighborhood.

There being no further comments, this portion of the public hearing was closed.

Subdivision Application #3937 of Donald Bosak and Noelle Ward for subdivision of property into 4 parcels. Property is located on the east side of Old Well Road and the south side of Eden Road. Known as 37 and 57 old Well Road and 431 Eden Road.

Attorney Leydon and Mr. Redniss presented the application. They explained that they were creating one additional lot, which would be served by sanitary sewers. Several neighbors expressed concerns over the impact on the character of the neighborhood and on the existing wells. Several neighbors also stated that they had not received notification of the hearing. The owner, Mr. Bosak, stated that he would be willing to extend the water line to serve the homes in the proposed subdivision.

There being no further comments, the public hearing was closed at 10:05 PM.

Respectfully Submitted
Rose Marie Grosso, Secretary

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