

Stamford Planning Board Members present were: Theresa Dell, Dudley Williams, Claire Fishman, Michael Totilo, Roger Quick, and Jay Tepper. Present for staff was Todd Dumais.

Supplemental Appropriation Request:

SWPCA Capital Project Closeouts and Supplemental Appropriation. For capital project closeouts and for a \$2,723,000 of supplemental appropriation for Sanitary Sewer Rehabilitations and WPCA Major Repairs projects.

Prakash from the WPCA explained the requests. Mrs. Fishman moved to recommend approval of the closeouts and supplemental appropriations. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Quick).

Public Hearing

Subdivision:

Subdivision Application #3998 of Jerome L. Levine for the Estate of Mortimer H. Hess Jr. For subdivision of property into three (3) parcels. The property is located on the east side of Newfield Avenue, having an address of 1857 Newfield Avenue

Mrs. Dell opened the Public Hearing at 740 and introduced the members of the Board and staff to the Public. She then explained the procedures by which the Public Hearing would be conducted. Mrs. Fishman then read the legal notice into the record.

Mr. John Pugleisi, engineer for the applicant presented the subdivision. He provided the certificate of mailing into the record. Mr. Pugleisi then described the existing conditions of the property and stated that the subdivision was for a proposed three lots, all in excess of one acre and two on accessways. Open space would be provided on the eastern boarder of the properties in accordance with subdivision regulations. He stated he had prepared the drainage systems and septic systems and plans to relocate the existing septic system.

Mr. Tepper asked for the location and reason of the EPB plantings. Mr. Quick asked what utilities are crossing Newfield Avenue.

Mrs. Dell asked if there were any members of the Public wishing to speak in favor of, in opposition to or just comment on the application. There being no one, Mrs. Dell closed the hearing on application #3998.

Regular Meeting

Zoning Board Referrals:

Application 211-12 – Text Change – 710A Long Ridge Road, LLC, to change Article III, Sections 9 BBB.3.f regarding the calculation of Floor Area Ratio for properties subject to conservation easements in a C-D District.

Mr. Freeman, representing the property owner on 710A Long Ridge Road, LLC stated that he had worked with Zoning Board staff on the proposed text amendment to restrict FAR in the CD zone. He explained that they were looking to expand the CD zone at some point in

the future and staff was concerned about the potential FAR this would yield. Mr. Freeman stated that this request is consistent with Master Plan policy C6.2.

Mrs. Fishman asked what the exact location of the future application was. Mr. Freeman explained. Mr. Williams then asked if this would allow for a denser development. Mr. Freeman explained that they are actually losing / giving up density with this amendment and it provides the Zoning Board with more control in the future.

Mrs. Fishman moved to recommend approval of the Text Change application. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Quick and Tepper).

There being no further business to discuss, Mrs. Dell adjourned the meeting at 8:25 pm.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board