

STAMFORD PLANNING BOARD
PUBLIC HEARING & REGULAR MEETING MINUTES # 3528
TUESDAY, AUGUST 26th, 2008
4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT

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

Public Hearing:

The Chairman, Duane Hill, called the meeting to order at 7:30 pm and introduced the members of the Board and Staff to the public. Mr. Hill then stated the procedures for a public hearing and requested all questions from the audience to be directed at the Board and Board would in turn direct them to the applicants or to Staff for answers.

Subdivisions:

Sub. Appl. #3974 Estate of Florence A. Shaw. For subdivision of property into 3 parcels. Property is located at the west side of Hope Street, having an address of 1376 Hope Street.

Mrs. Grosso read the legal notice into the record.

Mr. John Pugliesi, project professional engineer for the applicant, presented the application. Mr. Pugliesi began the presentation by presenting the Board with the required certificates of mailing. He described the physical characteristics of the subject property as being on the west side of Hope Street; 1.7 acres in size; containing an existing house; a circular driveway with three curb cuts and wetlands along the western property boundary. Mr. Pugliesi added that the property contained city water and sewer connections and is located in an R-20 zoning district. He then stated that the proposed subdivision contained three lots, each in excess of the required 20,000 square foot minimum. Mr. Pugliesi noted that a variance was previously obtained in order to keep the existing detached garage up on one of the proposed lots prior to the erection of a new home. Mr. Pugliesi then described the open space of the proposed subdivision as covering 30.5 percent of the total lot area, some 23,347 square feet of conservation lands. He commented that existing drainage conditions factored into the design for the proposed drainage system which included a series of drywells and would lead to a decrease in overall runoff to surrounding properties.

The Chairman, Mr. Hill, asked if the Board or Staff had questions for the applicant. Mrs. Fishman asked why the existing detached garage was not being removed. Mr. Pugliesi answered that it is existing structure and is seen as a benefit to the proposed lot.

Mr. Hill then asked if there were any members of the public present wishing to speak in favor the application. Christopher Terrzian of 1379 Hope Street requested to see the tree removal / preservation map. He stated that he was curious from an aesthetic point-of-view and did not want a large spruce and crimson maple to be removed. Aside from that issue, Mr. Terrzian had no objection to the project. Mr. Pugliesi highlighted the trees to be preserved and those to be removed on the map.

Michael Davis of 1381 Hope Street stated that he was happy to see development being proposed for the site but had questions whether the wetlands area was designated by state statute or as a result of the required open space provisions. Mr. Stein answered that the wetlands were defined by both state statute and under the EPB and Subdivision Regulations and were required to be left as open space. Mr. Davis then asked what was done to ensure adjacent property owners don't violate the open space areas. Mr. Stein again answered by stating that all required open space areas were protected by City regulations and required to be staked and signed.

Mr. Hill asked if there were any members of the public present wishing to speak in opposition to the application. There were no members of the public present wishing to speak in opposition to the application.

Mr. Hill next asked if there were any members of the public present wishing to speak neither in favor of, nor in opposition to the application. With no additional members of the public present wishing to speak, Mr. Hill closed the public hearing on application #3974. He noted that deliberations on the application would occur at the next scheduled Planning Board meeting.

Sub. Appl. #3976 Louise Meiere Dunn and Hildreth Dunn. For subdivision of property into 3 parcels. Property is located on the south side of Erskine Road, having an address of 82 Erskine Road.

Mrs. Grosso read the legal notice into the record.

Mr. John Leydon, attorney for the applicant, presented the application. Mr. Leydon began the presentation by presenting the Board with a neighborhood petition of support, which included a map of the surrounding properties, colored in green, that support the application. He described the proposed subdivision as a minimal development for a three-lot subdivision, on an existing 11.5 acre lot, located in the RA-2 zoning district. Mr. Leydon stated that the property had been with the applicant's family for many years and would result in 49.6% of the area being designated as conservation easement area.

Mr. John Pugliesi, project professional engineer for the applicant, presented site development details of the application. Mr. Pugliesi explained that the proposed plan was to construct a new cul-de-sac road, maintain the existing home, and construct two new homes, each on its own accessway lot. He added that overall runoff would be reduced as a result of the development and that EPB staff requested site plan review for the proposed homes on the two new lots. In addition, Mr. Pugliesi stated that the drainage systems for the two new lots require an EPB permit. Mr. Tepper asked if the properties were served by City water. Mr. Pugliesi answered yes.

Mr. Hill asked if there were any members of the public present wishing to speak in favor of the application. There were no members of the public present wishing to speak in favor of the application.

Mr. Hill asked if there were any members of the public present wishing to speak in opposition to the application. Mrs. Margaret Mira of 76 Erskine Road stated her objection to the application. She commented that the subdivision will negatively impact her property and questioned if any variances were required for the application and why there needs to be a public road and two accessway lots created. Mr. Stein answered the questions. He stated that there were no variances required for this application and that the need to create the roadway and accessway lots was derived from the

requirements of the zoning regulations regarding lot frontage. Mrs. Mira further explained that she is opposed to the roadway going in which will abut her property.

Mr. Hill next asked if there were any members of the public present wishing to speak neither in favor of, nor in opposition to the application. Mrs. Deirdre Accornero of 110 Erskine Road expressed her concern over the potential runoff from the project and wanted reassurances that the proposed development would not negatively impact her septic system.

Mr. Leydon answered some of the issues raised by the public by stating no variances were need for this application and that accessway / easement didn't suffice to create legal frontage on Grey Birch so the project was designed as presented.

Mr. Stein asked if lots 2 and 3, which were served by a common drive, could have their drive shifted further away from Mrs. Mira's property. Mr. Pugliesi stated that there was no reason they couldn't be shifted. He also added that the project would not result in any impact to neighboring septic systems.

Mrs. Fishman asked if the existing swimming pool had the proper code compliant fence around it. Mr. Leydon said that this issue could be addressed in a condition of approval.

Mr. Stein asked if the applicants were aware that normally as a condition of approval, the improvements are required to be bonded. Mr. Leydon said that they were aware of this requirement.

Mrs. Mira asked for clarification why the City prevented access from Grey Birch. Mr. Stein stated that it did not prevent one of the lots from accessing Grey Birch but since the applicants do not own the land, they cannot claim it as road frontage. Mr. Leydon concurred with Mr. Stein's comments.

With no additional members of the public present wishing to speak, Mr. Hill closed the public hearing on application #3976.

Sub. Appl. #3977 Phillip French. For subdivision of property into 3 parcels. Property is located at the north east corner of Newfield Avenue and North Meadows Lane, having an address of 1839 Newfield Avenue.

Mrs. Grosso read the legal notice into the record.

Mr. John Pugliesi, project professional engineer for the applicant, presented the application. He stated that this was a previously approved application but because of a condition of the Health Department for a new septic system on the existing house prior to filling the final map, the time to file expired.

Mr. Hill next asked if there were any members of the public present wishing to speak in favor of, in opposition to, or neither in favor of, nor in opposition to the application. With no members of the public present wishing to speak, Mr. Hill closed the public hearing on application #3977.

Regular Meeting:

Minutes for Approval:

Mr. Hill noted that, with the exception of Mrs. Gross, all the members of the Board present were eligible to vote on the approvals for the meeting minutes.

July 15, 2008

Mr. Tepper moved approval of the meeting minutes. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 3-0.

August 19, 2008

Mr. Tepper moved approval of the meeting minutes. Mrs. Fishman seconded the motion and it passed unanimously with the members present voting, 3-0.

Old Business:

Mr. Hill informed the Board that next week's meeting was scheduled Wednesday, September 3 at 7:30 PM.

New Business:

None

There being no further business or comments, the Mr. Hill adjourned the meeting at 9:04 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.