

MINUTES OF PLANNING BOARD REGULAR
MEETING #3415 TUESDAY, MARCH 22, 2005
4TH FLOOR CAFETERIA, 888 WASHINGTON BLVD.,
STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; John Garnjost; Rose Marie Grosso; Theresa Dell; and Claire Fishman. Present for Staff: Robert M. Stein, Jr., Land Use Bureau Chief.

Public Hearing, March 22, 2005

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

Master Plan:

MP-380 Proposed Master Plan Text Change upon application of Richard W. Redniss. Amend the Master Plan, Category #15. INDUSTRIAL-General (page 83) of the Land Use Category Section by adding the following sentence to the end of the paragraph as follows: *Public Schools shall also be a permitted use.* Mr. Redniss presented the proposed change on behalf of the applicant. There were no comments from the public and the hearing on the Master Plan Amendment was closed at 7:15.

Subdivisions:

Subdivision Appl. #3885 of the Estate of Nancy Cassone. For subdivision of property into 2 parcels at 166 Hubbard Avenue. Mr. Redniss presented the application. He stated that it could be served by a driveway from either the northern or southern boundaries. He reviewed the zoning history of Hubbard Heights. He added that a portion of the house would have to be demolished or receive a variance in order to meet the setback requirements. Eight residents from the area including the President of the Hubbard Heights Association spoke in opposition citing concerns over density, use of accessway, and precedent for future subdivisions in the area.

Mr. Redniss stated that the lots proposed exceed in area most of the lots in the neighborhood. He also said that he would agree to provide a conservation area along the southern boundary. There being no more comments, the Chairman declared this portion of the public hearing closed.

Subdivision Appl. #3891 of Michael Thornton for the subdivision of property into 2 parcels. At 1616 Long Ridge Road. Attorney Brendon Leydon presented the application. He stated that a prior subdivision of the property had been approved and then voided. He added that the EPB had stated no objection subject to site plan approval. He said that 47% will be dedicated to conservation area, the existing driveway will be utilized and that there would be no increase to

runoff. He added that house and septic locations were limited due to the well locations on adjacent properties.

Mr. Abreu, 1624 Long Ridge Road spoke in opposition. He stated that the applicant had failed to comply with the following requirements of the subdivision regulations: 7.1c, 7.1e, 4.3 and 5.1.4. He asked the Board to deny the subdivision.

Attorney John Harness, representing the Noones on Butternut Lane also spoke in opposition. He asked that comments from a prior hearing be incorporated into the record. He said that the subdivision did not comply with the regulations. He said that it was contrary to Section 7-O of the Zoning Regulations, since the accessway was obstructed.

Mr. Leydon responded that the objections were not material. He provided a letter from the engineer stating that they had reviewed the passive solar requirements (Section 4.3). He asked for a waiver of the driveway width so as not to impact the wetlands. He added that additional review would be undertaken by the EPB during the permit process. Regarding the accessway issue raised by Attorney Harness, he said that it was not legally obstructed and in fact there was no physical obstruction.

Mr. Harness and Mr. Abreu objected to the letter on solar access provided by Mr. Leydon.

There being no further comments, the public hearing was closed at 10:25 PM.

There being no additional business, the meeting was adjourned at 9:15 P.M.

Respectfully Submitted,
Rose Marie Grosso, Secretary

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