

MINUTES OF PLANNING BOARD
REGULAR MEETING #3333 - JULY 2, 2002
7TH FLOOR CONFERENCE ROOM, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, John Garnjost, Rose Marie Grosso, Marggie Laurie and Theresa Dell. Robin Stein for staff.

The Chairman, Mr. Hill, opened the meeting at 7:30.

Pending Subdivision:

Subdivision Appl. #3807 Frank Deleo, Alfred Deleo, Joseph Deleo and William Deleo Inc.
for the subdivision of property into 9 parcels on the east side of Turn of River Road, north side of the Merritt parkway in the RA-1 District.

Mr. Stein reviewed the application and the issues raised at the public hearing. Mr. Hill said that the Planning Board had two options: to approve with conditions or deny without prejudice. The Board agreed that the major issue consisted of access to the property. Mrs. Grosso stated that the Board needed more information regarding the removal or reconstruction of the Historic Bridge. Mrs. Dell raised additional concerns regarding the impact of the gas line easement on Lot 6 and the issue of access to the Stramaglia parcel. Mr. Hill stated that a more desirable proposal might include fewer lots and more open space. There was further discussion regarding the access issue, both as it relates to the bridge and dry access.

John Garnjost moved to recommend denial without prejudice for the following reason: The applicant has failed to provide adequate assurances that safe access to the proposed subdivision can be provided, specifically that the approvals necessary for the construction or reconstruction of a bridge over the Rippowam River will be forthcoming and that the requirements of Section 7.1.D.4-c of the Zoning Regulations can be complied with. The Planning Board voted to deny, without prejudice, this subdivision application, as it does not comply with Section 4.1 of the Subdivision Regulations. Mrs. Dell seconded the motion and it passed unanimously.

Zoning Board of Appeals Referrals:

ZBA items 105-02 and 111-02 were deferred.

Minutes for approval:
3332 were approved unanimously.

Old Business:

Mr. Hill reported on a meeting with the Advocate Editorial Board relative to the Master Plan. Mr. Garnjost also reported on a SWRPA meeting, which discussed the Master Plan on referral.

The Meeting was adjourned at 8:50 p.m.

Respectfully submitted,
Duane Hill, Chairman
Stamford Planning Board

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