

MINUTES OF PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING #3293 - MAY 22, 2001
4th FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were Duane Hill, Chairman; John Garnjost; Donna Loglisci; Rose Grosso; Marggie Laurie; Helane Rheingold and Claire Fishman. Present for staff: Robin Stein, Land Use Bureau Chief.

Mr. Hill opened the Public Hearing at 7:30 P.M.

Subdivision Appl. #3791 - North Ridge Associates, Inc. for subdivision of property into 7 parcels on the west side of Cascade Road in the RA-1 Single Family Residence District.

Attorney Joseph Richichi reviewed the application. He said the road is to be named Woodbine Way. He said that of the seven lots, three front on the road and four are accessway lots. He said the houses will cost \$1.4 to \$1.6 million.

John Pugliese said the homes will be served by private wells and septic systems. He said the development will meet the requirements of BHC regarding storm water controls and soil and erosion controls. He said the applicant will be filing for DEP permits; that lawn areas will be limited to one third of the lot size and that drainage systems will include infiltrators to reduce storm flow during ten and 25 year storm events. He said the houses are to be constructed in three phases.

Donald Sherer of Frost Pond Road expressed concern over runoff and icing conditions on Cascade Road. He also had concern over the impact on wells and aquifers. He said sprinkler systems should be prohibited and he asked for more time to study the engineering reports.

Attorney Brendan Lyden submitted a petition and letters in opposition to the subdivision. He said the general neighborhood is not as dense as this will be. He cited sections in the Subdivision Regulations on which to base a denial. He said water pressure is a key concern and sprinkler use cannot be controlled. He said that the septic fields in plots A-5 and A-6 are located within the open space. He said the subdivision should not be approved until state permits have been received and that due to impact on the aquifer permits should be obtained from EPA. He submitted an engineering report, which, he said, raises certain issues. He stated that this subdivision violates Section 4.3 of the Subdivision Regulations regarding solar energy.

Richard Sarner of 122 Frost Pond Road had concern over fire protection and use of swimming pools. He was also concerned over potential development on a larger adjacent property and cited the engineering report regarding sprinklers.

Peter Engleman of 77 Aspen Lane was concerned over water supply and traffic safety.

Debbie Lionetti of 38 Aspen Lane said there is insufficient pressure for a sprinkler system.

Al DeCarlo of Frost Pond Road was concerned about the aquifer.

Chris Dechabert of 399 Cascade Road and Wood Shukovsky of 391 Cascade Road expressed concern about drainage and traffic.

Russ Slayback, a hydro-geologist, said a lawn area limit of 1/3 acre would limit sprinkler use. He explained the difference between water pressure and well yield and said there is no evidence of water level decline.

John Pugliese said the lots are in general conformance with surrounding lots. He said all septic areas will be outside the open space area. He said a maximum 1/3 acres of lawn area per lot would be permitted. He said they will meet solar design standards and that a DEP permit will be needed prior to construction. He explained that the underground detention system will control runoff onto Cascade Road and that the fire department can access water from the Rippowam River.

Bob Rondano said the engineering report was provided to neighbors two months ago.

Attorney Robert Fuller said Sec. 4.1 is not a valid reason to deny a subdivision nor is a state permit necessary prior to subdivision approval. He said the property is not in an aquifer zone or mapped by the DEP. He said solar energy techniques can be dealt with during site and building review and is not a basis to deny the subdivision.

Attorney John Leydon reiterated the need to apply the section regarding energy conservation.

John Pugliese stated that he has considered solar energy and that the housing could be sited to conform.

MP-375 Planning Board, Pacific Street and Washington Boulevard, to amend the Master Plan from Land Use Category Designated 12-Industrial, General Manufacturing & Light Assembly to the Land Use Category Designated 10D Shorefront Development.

Mr. Stein and Attorney Jay Sandak explained the need for this application.

REGULAR MEETING

MP-375 Planning Board, Pacific Street and Washington Boulevard, to amend the Master Plan from Land Use Category Designated 12-Industrial, General Manufacturing & Light Assembly to the Land Use Category Designated 10D Shorefront Development.

On a motion by Mrs. Laurie, seconded by Mrs. Grosso, the Board voted unanimously to approve the application.

Old Business

Mr. Hill and Mr. Stein reported on the Housing Summit.

Mr. Hill reported on a meeting with the Master Plan consultants regarding the update schedule. It was agreed that a copy of John Shapiro's updated schedule would be distributed to the Board.

The meeting was adjourned at 10:30 PM.

Respectfully submitted,

Marggie Laurie, Secretary
Stamford Planning Board

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