

MINUTES OF PLANNING BOARD  
REGULAR MEETING & PUBLIC HEARING #3310  
TUESDAY, NOVEMBER 27, 2001 - 7:30 PM  
4th FLOOR CAFETERIA, GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT

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

Mr. Hill opened the hearing at 7:30 PM. Mrs. Laurie read the legal notice.

**Subdivision #3794 – Larry Davidoff**, for subdivision of property into four parcels at the end of Eastover Road.

Richard Redniss presented the application. He said that Eastover Road will be extended as a private driveway. He asked for waiver of the cul de sac requirement since only three homes will be served by the road extension. He said the lots are served by sanitary sewers. He asked for modification of the conservation easement. He said the archeological conservation site is to be delineated and will be governed by an amended conservation easement. He requested that no further site plan review by EPB be required. He proposed to deal with drainage from King Low Haywood so as to limit potential impacts on the Donnelly property. He presented two options for dealing with runoff. He said the second option will require cooperation from the school. He presented a series of 14 recommended conditions, along with a supportive letter from King Low Haywood School. He mentioned the concern over the pavement conditions on Eastover Road and recommended that the City address this. In answer to Mr. Garnjost, he explained the process for modifying a conservation easement by the Planning Board. He said that EPB recommended taking the cell tower area out of the conservation easement.

Mrs. Grosso questioned the status of the archeological site. Mr. Redniss replied that the most sensitive area is on the paper street.

Mrs. Rheingold asked about potential safety hazards and Mr. Redniss replied there are none.

Mr. Hill asked about the issue of site plan review. Mr. Redniss said the plan has already been engineered in detail and site plan review would be overkill.

Seth Berger of Eastover Road, an adjacent property owner, said the developer has been very sensitive to neighborhood concerns. He said rock is not a hazard and that development will improve the neighborhood.

Thomas Donnelly, a resident of Eastover Road, spoke in opposition. He said his main concern is over 8" pipe flowing from King Low Haywood School. He stated that the proposed drainage system will not take care of overflow from the pipe. He expressed other concerns relating to the issue of the paper street and claimed that lot #1 should be classified as an accessway lot. He also questioned the allowance of a private right of way as a street.

Walter Jakubek of Eastover Road expressed concern over the condition of Eastover Road and requested that road restoration be a condition of approval.

Mr. Redniss responded that the 8" pipe is not on the Davidoff property. He explained that there were prior demands placed by Mr. Donnelly relating to trees and setbacks. He said due to development of the Italian Center and King Low Haywood School wetlands have been expanded. He said proposed lots and house layouts are consistent with the Eastover neighborhood. He said the drainage problem will be solved by dealing with the pipe.

Mr. Donnelly stated that he made no demands.

There being no other speakers the hearing was closed at 9:25 PM.

Mr. Hill opened the regular meeting. There was a discussion on the Capital Budget and the meeting was adjourned at 10:00 PM.

Respectfully submitted

Marggie Laurie, Secretary

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