

MINUTES OF PLANNING BOARD
PUBLIC HEARING - TUESDAY, MARCH 21, 2000 - 7:00 PM
4th FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Marggie Laurie, Acting Chairman; Tim Abbazia; Duane Hill; Helane Rheingold; and Donna Loglisci. Present for staff were: Robin Stein, Land Use Bureau Chief; and Carol Davis, Senior Planner.

Mrs. Laurie opened the hearing at 7:15 PM.

Pending Subdivision:

Sub. App. #3761 Joseph N. Rainone, Jr. and Joanne Lockwood for subdivision of property into 4 lots at 185 and 197 Joffre Avenue.

Mr. Hill read the legal notice. On a motion by Mr. Hill, seconded by Mrs. Rheingold, the Board voted unanimously to waive the reading of correspondence.

William Joerman, representing the applicants, submitted the certificate of mailing and a copy of the letter to neighbors. He related the history of the property. He said a variance was granted to permit the accessway lots and said that the lots meet all other requirements of the R-10 zone. He said the pool, pool shed and construction garage are to be removed and explained that if a turnaround is required the rear lots would be unusable. He said that the open space has been revised at the request of the Environmental Protection Board.

Mr. Abbazia arrived.

Mr. Joerman said the neighbors favor the application and explained that placing a strip between the driveways will save two oak trees.

There being no other questions or comments, Mrs. Laurie declared the public hearing on Appl. 3761 closed.

Sub. Appl. #3760 Gloria A. Lester, for subdivision of property into 3 lots on the south side of Davenport Ridge Lane and west side of Thornridge Drive.

Mr. Hill read the legal notice. On a motion by Mr. Abbazia, seconded by Mrs. Loglisci, the Board voted unanimously to waive the reading of correspondence.

Michael Pavia, representing the applicant, submitted the certificate of mailing. He said this is the last parcel of the Davenport estate. He explained that the house and barn date from the 18th century and the cottage from the late 19th century. He said the subdivision preserves the natural features and historic buildings on the site. He said that streetscape plantings are to be provided and the open field will remain intact.

Paul Shapiro of Thornridge Drive, speaking for himself and Neal Jewell, said he is impressed with the sensitivity of the plan and recommends approval.

There being no other questions or comments, Mrs. Laurie declared the public hearing on Appl. 3760 closed.

Sub. Appl. #3763 Jerry Effren - Greyrock Ridge for subdivision of property into 16 parcels on the west side of Pepper Ridge Road

Mr. Hill read the legal notice. On a motion by Mr. Hill, seconded by Mrs. Loglisci, the Board voted unanimously to waive the reading of correspondence.

Attorney Steven Grushkin, representing the applicant, submitted the certificate of mailing. He described the past use of the property.

Leonard D'Andrea described the property and explained that there have been several different plans for development of the property, including an R-D for 21 units and an R-D for 16 units. He said a 16 unit R-D was approved by EPB but that this plan received a negative referral from EPB. He described the proposed drainage system and explained that the applicant would provide drainage improvements for two neighbors at the southwest corner and the Rippowam playing fields. He submitted a revised plan showing a 10 lot subdivision and said that the applicant would submit a plan for the westerly portion of the property at a future date.

Jerry Effren, said two existing buildings are to be demolished. He exhibited a video showing proposed development and he submitted model pictures and floor plans. He said the houses would be in a middle range selling price.

Allen Mess of Barken and Mess Traffic Engineers said the traffic report was calculated for 16 homes. He said speed is a concern of neighbors and said he would support traffic calming measures.

Judy Slayback of Environmental Land Solutions described proposed landscaping.

In answer to questions from Mr. Stein, Mr. Effren said he would contribute a fair share to traffic calming and that he will honor his commitment to off site drainage improvements when the western piece is developed. He also said he will provide the buffer to lots E and J as determined by the EPB permit.

Vicki Papsun of Revonah Circle said she owns a house built by Mr. Effren and his buildings are an asset to the community.

Jeffrey Pynes, a neighboring property owner, said he is satisfied with the drainage plan.

Herman Schelhammer of 28 Fara Drive said he is opposed to downzoning.

John Barry of 212 High Clear Drive said he is not opposed to the application.

Michael Petti of Stearns and Wheeler said he has been retained by John and Maurine Gilfeather. He said it has been a guiding principle of EPB that this wetland is unique in the neighborhood and proposed an open space easement on the western parcel. He said he is concerned with the delineation of the wetland and said that encroachment into the wetland is inevitable with the 6 additional houses. He said increased runoff requires that the off site improvements be done now. He said he is not opposed to the ten lot subdivision but requested that the public hearing remain open to ensure that the storm water issue is adequately addressed and a conservation easement is placed on the western parcel. He submitted a letter for the record.

Maurine Gilfeather, neighboring property owner, said she is opposed to shoehorning.

Patricia Carlo of Silver Hill Lane asked for more time to review the revised application.

Robert Catchko of 315 Pepper Ridge Road said the subdivision will generate traffic and submitted pictures of traffic on Pepper Ridge Road.

Maryann Novak of Pepper Ridge submitted pictures of the property and said her concern is preservation of the wetland. She was not opposed to a ten lot subdivision.

Ron Benyus of 178 High Clear Drive submitted a letter and said he is opposed to the six houses on the western part of the site. He said there are tortured lot lines and no road frontage.

Zolton Benus said the ten lot subdivision is all right but he is opposed to the additional six lots.

Martha Fullilove of 232 Silver Hill Lane spoke in opposition.

Averill Freif of Silver Hill Lane suggested that property owners adjacent to the wetland area might be willing to purchase part of that parcel in order to preserve the wetland. He expressed concern about water runoff.

David Moran of 200 Silver Hill Lane expressed concern about a conservation easement since his privacy would be affected if trees were removed.

John Halpin of Pepper Ridge Road questioned the procedure for subdivision of the western portion of the property.

After a ten minute recess the hearing resumed at 9:45 PM.

Mr. Effren said he agreed that the wetlands should be protected with appropriate buffers and said he never proposed encroachment into the wetland, only a reasonable encroachment into the buffer. He said the price of the houses would increase by \$100,000 if he cannot build the additional 6 houses.

Leonard D'Andrea disagreed with Mr. Petti. He said the two nearest intersections with Pepper Ridge have four way stops and the wetland can be protected to twelve feet, leaving room for the accessway.

Zolten Benyus spoke again and submitted maps of the area and pictures.

At 10:25 PM hearing no objection Mrs. Laurie closed the public hearing on this subdivision.

Respectfully submitted,
Maggie Laurie, Acting Chairman
Stamford Planning Board

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