

MINUTES OF PLANNING BOARD
PUBLIC HEARING & REGULAR MEETING #3276
NOVEMBER 28, 2000
4th FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

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

PUBLIC HEARING

The Chairman, Duane Hill, opened the public hearing at 7:30 P.M.

Subdivision Appl. #3779 of Gary B. Davidson for subdivision of property into three parcels on the northeast side of West Broad Street.

Mr. Garnjost read the legal notice and Mr. Hill stated that the correspondence received would be made part of the record.

Attorney Joseph Richichi submitted the certificate of mailing and a copy of the letter sent to property owners. He described the property explaining that the existing house is to remain and two new lots which conform to zoning are proposed. He said there are no plans to modify the existing house; that the property is served by City water and sewer; and that open space 28' wide will be dedicated along the edge of the golf course. He submitted a planting plan and tax map of the neighborhood. He said the applicant will remove the stockade fence in front of parcel B and keep the fence on the western boundary as requested by the neighbor. He said in addition the applicant will plant white pines along the fence. He said the fence on the east boundary will remain if the neighbors so desire.

Robert Hamilton, PE, said the property slopes from east to west, that there are existing drains in the rear and drainage structures will be installed in front. He said there will be no impact on adjoining property from runoff. He submitted a drainage analysis.

Mr. Hill noted that the plans show the house to be removed. Mr. Hamilton said that was a mistake that the house will remain. Mr. Hamilton said parking is provided on site with 10' to 12' driveways. He said the willow tree, which is not in good shape, will be removed.

Mr. Stein asked if the applicant would object to a shared driveway or side by side drives and Mr. Richichi said he would not.

Carolyn Braggman, the neighboring property owner to the east, said it is not easy to see around the stockade fence when exiting her driveway. She said the for sale sign also obstructs the view. She said three lots are too tight and warned that there may be an underground stream on the property.

Oliver Braggman said this is a dangerous corner and expressed concern about 3 driveways.

Mr. Richichi said the owner will do whatever is reasonable to satisfy the easterly neighbors. He said all 3 lots exceed the required size. Mr. Stein asked the applicant and neighbors to try and agree on appropriate screening.

Mr. Hill declared the hearing on the application closed.

Subdivision Appl. #3781 of Stewart and Walter Kemp for subdivision of property into three parcels on the south side of Wildwood Road.

Mr. Garnjost read the legal notice and Attorney John Freeman, representing the applicants, submitted a list of the beneficiaries of John Kemp and the certificate of notification. John Pugliese, PE, described the property. He said the open space shown on the plans has been extended five feet along the westerly boundary. He said the open space protects stone walls and adjoins open space to the south. He said the drainage from the drive and roof will go into underground storage approved by the Engineering Department. He said the existing house will have a new septic system and that there will be a permanent deed restriction for the accessway to Parcel 3.

The hearing was closed at 8:40 PM.

REGULAR MEETING

Correspondence from John F. Leydon regarding 32 Lighthouse Way. (Subdivision #3031)

Mr. Stein explained that Condition #1 of this subdivision states that no above ground structures shall be permitted in the open space preserve. He said the owners would like to construct a pier and need either a modification or interpretation of the condition in order to construct a walkway and pier in the restricted area. He explained that when this subdivision was approved there was no strict definition of open space.

Leonard D'Andrea explained that the zoning enforcement officer has determined that a pier is a structure and its construction would violate condition #1. He said the proposal has been approved by the Army Corps of Engineers. He said there was once a pier structure on the property and that the new pier will be moved closer to an existing pier to the south.

Attorney John Leydon submitted letters of support from the adjoining property owners.

On a motion by Mrs. Laurie, seconded by Mrs. Rheingold, the Board voted unanimously to amend Condition #1 by adding "except the pier shown on a map dated Nov. 16, 2000 on file in the Land Use Bureau." Mrs. Fishman did not vote.

Minutes for Approval:

#3274 November 14, 2000 - unanimously approved.

Capital Budget 2001/2002-2008:

Mr. Stein said letters have been sent to the library and the Board of Education for more information regarding budget requests and that the Board of Education has responded. Mr. Garnjost said the responses are contradictory and that some items could be in the operating budget. Mr. Hill said it is clear that there is a need for one new facility and that the cost to reconfigure Rippowam into a middle school and to build a new high school would be higher than building a new middle school and converting Rippowam to a high school.

Mr. Stein said the capital requests are greater than last year's program for 2001-02. He explained that the message last year regarding the safe debt limit was that it should go lower in the out years.

Mr. Hill said there needs to be a serious dialog. He said it is necessary to know the school priorities and he noted that some other departments have escalated their requests. He said while there is concern about debt per capita, per capita income should also be considered.

Mrs. Fishman remarked that the newspaper has announced an operating surplus and Mr. Garnjost said the balance of capital and operating expenses should be balanced. Mrs. Fishman asked why pumpers for different fire departments cannot be bid together. Mr. Hill said this is a legitimate question.

Mr. Stein distributed a spread sheet showing changes he has proposed. He said the Board of Ed. Is still some distance away from a feasible plan for new schools and more dialogue is needed. He said the Planning Board has the responsibility to give thought to the location of a new school. It was agreed that the Planning Board and staff should have a continuing dialogue with the Board of Education regarding the location of a new middle school.

It was agreed that the Board would review the staff budget document and raise questions at the next meeting. Mr. Hill recommended that members look at departmental priorities and items that could be in the operating budget.

The next meeting was scheduled for Wednesday, December 6, 2000 at 7:30 and a Public Hearing for two Master Plan applications was scheduled for December 19, 2000.

The meeting was adjourned at 10:05 PM.

Respectfully submitted
Duane Hill, Chairman

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