

MINUTES OF PLANNING BOARD PUBLIC
HEARING AND REGULAR MEETING #3443
TUESDAY, JANUARY 24, 2006, 4TH FLOOR
CAFETERIA, GOVERNMENT CENTER,
888 WASHINGTON BLVD., STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; John Garnjost; Theresa Dell; Claire Fishman; Rose Marie Grosso; Jeffrey Curtis; and Jay Tepper. Present for staff: Robert M. Stein, Jr., Land Use Bureau Chief.

Mr. Hill, Chairman, opened the public hearing at 7:30 PM.

Master Plan:

MP-385 William J. Hennessey, Jr.,

Change #1 Amend Master Plan Category 10 (Downtown Corridor) to Master Plan Category 16 (Open Space).

Change #2

Amend Master Plan Category 5 (Residential – High Density Multifamily) to Master Plan Category 10 (Downtown Corridor).

Change #3

Amend Master Plan Category 5 (Residential – High Density Multifamily) to Master Plan Category 16 (Open Space).

Location of Changes:

17 Richmond Hill Avenue

21 Richmond Hill Avenue

23 Richmond Hill Avenue

108 Clinton Avenue

117 Clinton Avenue

638 Washington Boulevard

Portion of Richmond Hill Avenue

Portion of Clinton Avenue.

Attorney William Hennessey and Rick Redniss presented the application. They reviewed the history of the site and past approvals by the land use boards. Mr. Taylor spoke on behalf of his mother-in-law, Mrs. Teal, who owned property adjacent to the site. There were no other speakers and the hearing was closed at 8:30 PM.

Public Hearing Subdivision, Mr. Hill opened this segment of the public hearing at 8:35 PM. The secretary, Mrs. Grosso, read the legal notice.

Subdivision:

Subdivision Appl. #3918 of First Island Cove LLC for subdivision of property into 9 parcels. Property is located on the east side of Island Heights Drive. Known as 22 Island Heights Drive and 26 Island Heights Drive.

Attorney Gold, John Pugliesi, Ken Frattaroli and Michael Macri presented the application. Mr. Pugliesi explained that the project area is 1.9 acres of which 19,800 square feet are in steep slopes. He said that they are proposing a "living wall" of between four and thirty feet in height.

The applicant provided photographs of existing "living walls" in the region. Mr. Marci said that the wall would last longer than a vertical wall and would help control runoff.

Mr. Gold said that the area would be enhanced by the proposed wall and that the lots were consistent with the neighborhood.

Twenty-four people spoke in opposition to the proposed subdivision, citing concerns over the wall, amount of fill required, drainage and, loss of trees, density and loss of views. One person spoke but did not register either support or opposition to the project.

Mr. Gold responded to the comments. He said that it is an appropriate form of development for the area. He stated that the Board could act to revise and amend the plan and reduce the wall. Mr. Frattaroli stated that the design conforms to the zoning regulations. Mr. Gold added that the applicant would agree to a ten foot wide open space buffer along the westerly boundary.

There being no further comments the Chairman adjourned the meeting at 12:40 AM.

Respectfully Submitted
Rose Marie Grosso, Secretary

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