

MINUTES OF PLANNING BOARD PUBLIC,
HEARING #3458 TUESDAY, JULY 25, 2006
4TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BLVD., STAMFORD,
CT

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

The Chairman, Mr. Hill, opened the meeting at 7:05 PM.

1. Master Plan:

MP-387 James Grunberger of 79 High Ridge Road, to amend a portion of the Master Plan from Land Use Category 3-Residential – Low Density Multi Family to the Land Use Category 5- Residential – High Density.

East Main Street, Crystal Street, Hundley Court, Quintard Terrace. Attorney William Hennessey, Traffic Engineer Mark Davis and Architect Elena Kalman presented the application. Mr. Hennessey said that they would apply for the R-H zone if the master Plan application was approved. He stated that the East Side Corridor Plan supported the application. Thirteen people spoke in support of the application. Two people raised concerns relating to potential blasting and traffic generated by the proposed development. Ms. Kalman stated that the residential building and parking were designed so as not to require blasting. Mr. Davis stated that the commercial parking would be accessed from Crystal Street and the residential parking would be accessed from Quintard Terrace.

Subdivisions:

Subdivision Application #3934 of 53 Wire Mill LLC for subdivision of property into 2 parcels. Property is located on the south side of Wire Mill Road. Known as 53 Wire Mill Road. Attorney Ron Gold presented the application. He stated that the applicant was subdividing a 28,000 square foot parcel into tow lots that conformed to the Subdivision Regulations and Zoning. The property owners of 49 and 61 Wire Mill Road spoke in opposition citing concerns over traffic sight lines, drainage and privacy.

Subdivision Application #3935 of Carmel Malkin for subdivision of property into 3 parcels. Property is located on the east side Westover Road and south side of Nathan Hale Drive. Known as 949 Westover Road. Mr. Hennessey presented the application. He stated that the applicant had obtained a variance to keep the existing pool. He questioned the need to require EPB site plan approval. Four neighboring residents spoke in opposition citing the intensity and lot layout, sight line distance and concerns over wells given water problems in

the area. Mr. Hennessey agreed to deed restrict the lots to require a minimum 75 foot front yard setback. He referred to a survey showing sight lines in excess of 200 feet. He stated that the applicant was not prepared to agree to extend the water line.

There being no further comments the public hearing was closed at 10:30 PM. The Chairman then opened the regular meeting.

Lease:

Lease Agreement between City & St. Luke's Community Services Inc. for Alternative High School at 141 Franklin St. Representatives from the Board of Education explained the project and responded to questions. Several members of the public spoke in opposition citing concerns over the impact of the proposed use and the teens on safety and property values. Letters of both support and opposition were added to the record. It was noted that the Board of Representatives has modified the contract to require Board approval in the event that there is a desire to extend the term beyond one year. Mrs. Fishman moved to recommend approval. Mr. Garnjost seconded the motion and it passed with the regular members voting.

Subdivision:

Subdivision Appl. #3937 Donald Bosak & Noelle Ward, 4 lots on east side of Old Well Road. & south side of Eden Road. Mrs. Grosso moved to approve subject to the following conditions:

1. Delineation of "Open Space Preserve/Conservation Area" - to be maintained in a natural state except as may be authorized by the Environmental Protection Board; the area so designated is 109,250 square feet and is shown on a map dated revised May 24, 2006 on file in the Planning Board office.
2. Filing of a conservation easement to include the area designated as "Open Space Preserve/Conservation Area." At the time of filing of the final subdivision map, this Area shall be field staked with iron pipes at all property boundaries and turning points of the easement boundary.
3. Development of Lots 12, 12A, and 13 shall be subject to permits from the Environmental Protection Board Prior to the start of any site activity (note to appear on final map.)
4. Lots 12, 12A, and 13 shall be served by the extension of the water line prior to granting of the certificates of occupancy.

5. Significantly sized trees and stone walls shall be preserved to the greatest extent feasible (note to appear on final map).
6. Submission of a "Standard Landscape Maintenance Agreement" to ensure the success of plantings in the Open Space Areas.
7. Submission of a "Drainage Facilities Maintenance Agreement."
8. Approval by the City Engineer as to drainage.
9. In-ground fuel tanks shall be prohibited (note to appear on final map).
10. Site development shall not begin until a soil erosion and sedimentation control plan is approved by the Environmental Protection Board and those control elements scheduled for installation are in place and functional (note to appear on final map).
11. Filing of a performance bond or other form of surety acceptable to Corporation Counsel to cover drainage and extension of the water line.
12. In accordance with CGS 8-26c, approval shall expire on July 28, 2011, unless all "work" as said term is defined in CGS 8-26c(b), has been completed by said date (note to appear on final map).
13. Subdivision reference number to be placed on final map.
14. Mr. Garnjost seconded the motion and it passed with the regular members voting.

Master Plan:

MP-388 Stillwater Partners, LLC., ET. AL. text change to Land Use Category #15, Industrial—General. Given the late hour the Board agreed to table this matter.

4. Correspondence:

Request for extension of time, Subdivision #3925, 14 Woodledge Rd. The Board approved the request.

Request for a public hearing for Subdivision #3939 – 49 Partridge Rd. The Board agreed to hold a public hearing.

There being no additional business, the meeting was adjourned at 11:15 PM.

Respectfully Submitted,
Rose Marie Grosso, Secretary

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