

MINUTES OF PLANNING BOARD
PUBLIC HEARING #3468
TUESDAY, OCTOBER 24, 2006
4TH FLOOR CAFETERIA
888 WASHINGTON BOULEVARD
STAMFORD, CT

Present for the Board were: Duane Hill, Chairman; Theresa Dell; Claire Fishman; John Garnjost; Rose Marie Grosso; and Jay Tepper. Present for staff: Joshua Lecar, Transportation Planner.

Public Hearing: Members Present:

Chairman Hill opened the meeting and the public notice was read by Rose Marie Grosso.

Subdivisions:

**Subdivision Application #3943 of Orchard Capital LLC
for subdivision of property into 2 parcels.**

Property is located on the north end of Old Orchard Lane and south side of Malibu Road. Known as 93 Old Orchard Lane.

John Pugliesi presented the application on behalf of the applicant. The following questions were raised by members of the Planning Board:

Claire Fishman: Where is the existing entrance? Mr. Pugliesi indicated the location on the map.

Theresa Dell: Will there be a problem with boulders on the road causing a safety hazard, especially at night? Mr. Pugliesi indicated the road is currently blocked.

Jay Tepper: Will Old Orchard Lane be a dead-end? Mr. Pugliesi indicated that it would.

Theresa Dell: What activity will occur in the wetland portion of the site? Mr. Pugliesi indicated that this will be addressed in a permit application to the EPB. He then summarized the planned mitigation as developed by his office and D'Andrea (sp?) Engineers.

There were no comments in favor of the application.

Comments in opposition:

Harry Day, Board of Reps. – A strong condition should be imposed by the Planning Board to prevent connection between Forestwood Drive and Old Orchard Lane. Can't have access from both resulting in a connection. A berm or other feature should be placed at the ending point of Old Orchard Lane as a permanent, lasting solution.

Harry Orlick, resident Forestwood Dr. – Appreciates agreement to install boulders. Concerns over cut-through traffic and pedestrian safety, noting over 100 families on Saw Mill Road. Wants boulders placed on subdivision land rather than in public right-of-way.

Lu Orlick, resident Forestwood Dr. – Wants driveway to stay on Old Orchard. Wants to preserve forest-like character of neighborhood.

Kimberly Kissberg, resident Malibu Rd. – Concerns over wetlands; ensure environmental review.

Bob Yaeger, resident Butternut Ln. – Concern over drainage into his backyard.

Jay Ralph Murray, resident Butternut Ln. – Is this based on the subdivision of the Davies property? Prefers access to Old Orchard Ln.

George Dallas, resident Dundee Rd. – Potential opening of Forestwood to Old Orchard would be of great concern to Saw Mill Association. Previously requested stop signs but was denied as a cul-de-sac neighborhood. Condition of Dundee Rd. is deteriorating. City liability issue due to sinkholes.

Elena Foley, resident Old Orchard Ln. – Concern over condition of Old Orchard.

Peter Buckley, resident Dundee Rd. – Wants to make sure there's no connection.

Michael Whittingham, resident Malibu Rd. – Concern over flooding, water flow to Yaeger property, future environmental concerns downstream.

Speaking on behalf of Eleanor Johnson, resident Dundee Rd. – Concern over traffic safety on Butternut, Dundee and Malibu.

Janice Covell, resident Cider Mill Rd. – Concern over traffic safety to children in neighborhood. Diversion of traffic from Long Ridge via Den Rd.

Mr. Pugiesi stated that the drainage system had been designed for a storm event and would not adversely impact neighboring properties.

There being no further comments, the hearing on this matter was closed.

**Subdivision Application #3948 of Doru & Julia Simone
for subdivision of property into 2 parcels.**

Property is located on the westside of Partridge Road and the north side of Wild Duck Road. Known as 49 Partridge Road.

Mr. Hennessey spoke for the applicant. He said that the applicant would welcome the condition requiring that the actual construction be generally consistent with the site plan and landscape plan presented. He provided letters from nine neighbors in support.

Mr. Day spoke in opposition. He said that the EPB had unanimously recommended denial and presented petitions from 18 neighbors in opposition. He said that the development was out of character with the neighborhood, too close to the road, would result in the loss of trees and destroy the rock outcroppings. Mrs. Goodrich and Mr. Silver also spoke in opposition.

Mr. Hennessey stated that the deed restriction had expired in 1962 and that the proposal meets the subdivision and zoning regulations.

There being no further comments, the hearing on this matter was closed.

Master Plan Amendments:

MP-389 - Antares Stamford Waterfront Manager LLC, Antares Walter Wheeler Drive SPE, LLC; Antares Yale & Town SPE, LLC; 52 Mason Street, Greenwich, CT to amend a portion of the Master Plan. Present Master Plan Land Use Category #15 INDUSTRIAL-General. Proposed Master Plan Land Use Category #12 MIXED-USE-Overlay.

MP-390 - Antares Stamford Waterfront Manager LLC, Antares Walter Wheeler Drive SPE, LLC; The Strand/BRC Group, LLC; 52 Mason Street, Greenwich, CT to amend a portion of the Master Plan. Present Master Plan Land Use Category #13 MIXED-USE-Shorefront. Proposed Master Plan Land Use Category #12 MIXED-USE-Overlay.

MP-391 Text Amendment to the Stamford Master Plan. Antares Stamford Waterfront Manager LLC; Antares Walter Wheeler Drive SPE, LLC; The Strand/BRC Group, LLC.

Mr. Hennessey reviewed the approval process relating to land use and infrastructure financing.

Bruce McLeod explained the process of developing the retail component and the discussions with the DSSD. He said that they had moved to an alternate strategy of a large format retail power center.

Andy Altman said that it was still a predominantly residential project with 923 dwelling units in the first phase.

Jim Ford reviewed traffic and the Transit oriented Development opportunities. He said that the primary traffic impact of the large format retail would be Saturdays. He explained possible shuttle concepts.

A number of business owners and property owners from the south End spoke in support.

John Leydon, representing the Lodato interests, presented a power point showing the decline of Danbury's downtown.

Sandy Goldstein, DSSD, spoke in favor but with reservations. She said that the plan dramatically alters the principles of the master Plan. While the DSSD agreed to the retail store sizes and uses, there was no agreement on compliance. She said that compliance with the retail component was up to the land use boards.

There being no additional business the hearing was adjourned at 11:00 PM.

Respectfully Submitted,
Rose Marie Grosso, Secretary

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