

MINUTES OF PLANNING BOARD REGULAR  
MEETING #3422 TUESDAY, MAY 24, 2005  
4<sup>TH</sup> FLOOR CAFETERIA, GOVERNMENT  
CENTER, 888 WASHINGTON BLVD., STAMFORD,  
CT

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

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

**Public Hearing Subdivisions:**

**Subdivision Application #3895 of Davidoff & Daughters Development, LLC for subdivision of property into 3 parcels.** Property is located on the west side of High Ridge Road and the south side of Long View Avenue. Known as 484 High Ridge Road.

Mrs. Grosso read the legal notice and the chairman noted the correspondence to be made part of the record. Mr. Redniss presented the application. Three neighbors expressed concerns over traffic and possible blasting. Mr. Redniss stated that they would accept a prohibition of blasting and that a left pocket exists on High Ridge Road for turning traffic. There being no further comments, the Chairman closed this portion of the public hearing.

**Subdivision Application #3896 of New Dinamax and Natalia Ulyanov for subdivision of property into 19 parcels.** Property is located on the northeast side of Rock Rimmon Road and westerly terminus of Coventry Road and westerly terminus of Boulderol Road. A portion of the property is known as 957 Rock Rimmon Road.

Mrs. Grosso read the legal notice and Mr. Hill noted the correspondence to be made part of the record.

Attorney John Leydon made the initial presentation. He said that the average size lot is 3.4 acres and 36% of the land will be dedicated as a conservation easement. He said that the applicant was requesting a waiver to allow the roads with the subdivision to be 20 feet in width, although they would be willing to build the roads without the waiver. He said that the Fire Marshall had not objected to the reduced pavement width.

Mr. D'Andrea, the engineer for the applicant stated that the turnarounds would be landscaped and that the development would include a 15,000 gallon holding water tank for fire protection.

Mr. Slayback, a hydro geologist, reviewed the ground water and well yield report (3/2/05) and the recommendations contained therein. Mr. Ryder of Land Tech explained that the proposed site plan protects the uplands and wetlands with only one wetlands crossing.

Scott Tarlow, 92 Rolling Ridge Rd, representing the North Point Association, expressed strong reservations about the project. He questioned the accuracy of the soils and wetlands mapping. He asked that a significant portion of the property and proposed lots be served by a road extending from Rock Rimmon Road so as to reduce the number of homes that would be served by an extension of Coventry Road.

Mr. Lyman, property manager for the Pound Ridge Golf Club stated that they had worked out a protocol with Mr. Slayback to insure that the environmental needs of the golf course were met.

Mr. Ripley, 981 Rock Rimmon Road, stated that while he did not object to the proposed development, he did have concerns about possible well water contamination.

Mr. Ross, 49 Shady Knoll Drive, spoke in favor of the application.

Mr. Milano, 105 Country Club Road, spoke in opposition to the application citing concerns over the impact on well, traffic and the proposed bridge over the wetlands.

Mr. Poole, 80 Rolling Ridge Road also expressed opposition and stated that most of the homes should be served by a road from Rock Rimmon Road.

Mr. Leydon and Mr. D'Andrea reviewed the process to develop the site layout. They explained that from both an environmental and traffic safety standpoint why it was not feasible to bring in a road from Rock Rimmon Road to service the site.

Mr. Kenney, soil scientist explained the mapping of wetlands process and stated that it was both complete and accurate.

There being no other comments the Chairman closed this portion of the Public hearing.

**Subdivision Application #3897 of Bruce and Edward Smith for subdivision of property into 3 parcels.** Property is located on the west side of Westover Road. Known as 427 Westover Road.

Mrs. Grosso read the legal notice and all correspondence was placed in the record.

Mr. Redniss spoke on behalf of the applicant. He placed a letter to Mr. Weiss in the record. He said that the property would be serviced by public water and that all utilities would be placed underground.

Several neighbors expressed concern over septic systems. Mr. Weiss, 410 Westover Road, stated that he was opposed to having three homes share a driveway.

There being no further business the Public Hearing was closed and the meeting adjourned at 10:35 PM.

Respectfully Submitted  
Rose Marie Grosso, Secretary

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