

MINUTES OF PLANNING BOARD PUBLIC
HEARING AND REGULAR MEETING #3407
TUESDAY, NOVEMBER 30, 2004
4TH FLOOR CAFETERIA, GOVERNMENT CENTER,
888 WASHINGTON BOULEVARD, STAMFORD, CT

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

The Chairman, Mr. Hill, opened the meeting at 7:30 PM.

Public Hearing:

Subdivision #3876 Alan Frese, Trustee for subdivision of property into three lots at 268 Dogwood Lane.

Attorney Bill Hennessey and John Pugliesi, engineer presented the application. Proposed is a three-lot subdivision and a 24,000 square foot conservation area. Mr. Hennessey read into the record a letter from a neighboring property owner, Mr. Aivalis. Mr. Hill stated that the Board would consider the conditions suggested in the letter but would be reluctant to set any new precedents. In response to a question from Norman Lotstein, Mr. Pugliesi stated that proposed drainage on the Gas Company property would require permission from the owner. He added that even without this additional drainage, runoff would be adequately controlled. With no further comments, this portion of the public hearing was closed.

Subdivision #3879 Michael Thorton & Joanne Hubbard for subdivision of property into two lots at 1616 Long Ridge Road.

Attorney Brendon Leydon presented the subdivision application. He explained that the property had been previously subdivided in 1986 but subsequently the subdivision was voided. He said that the property contains 3.5 acres and 1.6 acres will be dedicated to conservation. He added that the Environmental Protection Board, Health Department and Engineering Bureau had all reviewed the application and expressed no objection. He stated that the applicant had no objection to the conditions proposed by the reviewing agencies.

Attorney John Harness, representing adjacent property owners Mr. & Mrs. Noone, spoke in opposition. He said they were concerned about their privacy be impacted by the new development. He said that the proposed accessway violated Section 7-O of the Zoning Regulations.

Mr. Abreu, 1604 Long Ridge Road stated that the applicant had failed to properly notify property owners and that two homeowners had not been notified. Mr. Leydon agreed that not everyone had been notified, and the Board agreed to adjourn the hearing for that reason.

The Chairman closed the public hearing and the Board took up items on the Regular Meeting agenda.

Zoning Board Referrals:

- 1) **Appl. 204-38 William Hennessey, Jr.** requesting a text amendment to include certain retail uses in the M-L Light Industrial District. Attorney Hennessey, representing Shoprite/Grade A, explained the application. After hearing his comments, the Board agreed to table discussion pending input from the DSSD.
- 2) **Appl. 204-40 Zoning Board** requesting a text amendment to establish a special exception review process of large-scale developments in commercial & industrial zones. Robin Stein reviewed the application. Jack Condlin, President of the Chamber of Commerce, spoke in opposition. He said that there would be a loss of entitlement without any bonus provision. He added that the Zoning Board would have too much discretion.
Sandy Goldstein, Executive Director DSSD, also spoke to the item. She said that the DSSD had not had sufficient time to review the application. She was concerned that the review process would not be based on objective standards. She asked for additional time to review the application. Several Board members agreed that there was not enough time for adequate review. Mrs. Grosso said that although she was in favor of the general concept, she felt that more time was needed for review. Mr. Garnjost moved to send a letter to the Zoning Board asking for more time to review the application. Mrs. Dell seconded the motion and it passed with those present voting.
- 3) **Appl. 204-41 Tracy Schmidt** requesting a text amendment of Section 6-D regarding the height of accessory buildings. Bill Hennessey presented the application. After discussion, Mrs. Dell moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously with those present voting.
- 4) **Appl. 204-42 Barry Esposito** requesting a map amendment to change from RM-1/C-B to C-N property located at 2510 Bedford Street. After discussion, Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously with those present voting.

Zoning Board of Appeals Referrals:

- 1) **Appl. 144-04 Brian Doricko** requesting variances of front yard setback & coverage to build an addition to a dwelling at 55 Fairview Avenue. The Board agreed to table action pending receipt of additional information on a recent addition to the house.
- 5) **Appl. 145-04 John & Leonie Palmer** requesting a variance to allow a legal conversion to a two family home at 11 Minor Place. After discussion, Mrs. Dell moved to recommend approval. Mr. Grosso seconded the motion and it passed unanimously with those present voting.
- 2) **Appl. 147-04 Alfonso & Patricia Carroza** requesting variances of front yard setback & coverage to construct an addition to a home at 921 Hope Street. After discussion, Mrs. Grosso moved to recommend approval. Mr. Fishman seconded the motion and it passed unanimously with those present voting.

There being no additional business, the meeting was adjourned at 10:15 PM.

Respectfully Submitted
Rose Marie Grosso, Secretary

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