

MINUTES OF PLANNING BOARD REGULAR MEETING
AND PUBLIC HEARING #3357 TUESDAY,
FEBRUARY 25, 2003, 4TH FLOOR CAFETERIA,
GOVERNMENT CENTER, 888 WASHINGTON BLVD.,
STAMFORD, CT

Present for the Board were: Duane Hill; John Garnjost; Marggie Laurie; Rose Marie Grosso; Theresa Dell; Claire Fishman; and Helane Rheingold. Present for staff: Robin Stein, Land Use Bureau Chief.

PUBLIC HEARING

The Chairman, Mr. Hill, opened the public hearing at 7:40 PM.

Subdivision #3832 – New England Custom Kitchens LLC, for subdivision of property into three parcels on the east side of Vine Place opposite the intersection with Merriman Road (#22 Vine Place).

Attorney William Hennessey presented the application. He said that each lot was oversized and that they had obtained a variance to move the proposed house forward away from the wetlands. He added that although they were willing to expand the wetlands buffer area, they objected to EPB's requirement for a 25-foot buffer. He noted that they have an independent agreement with one of the abutting property owners (Soave) to screen their property. In response to a question regarding the discontinuous Vine Place, Mr. Hennessey agreed to petition the Board of Representatives to have a portion of Vine Place renamed Merriman Road. John Pugliesi reviewed the engineering aspects of the subdivision. In response to a question from a neighbor, Mr. Gavronsky, Mr. Pugliesi agreed to additional screening. He submitted a revised plan showing additional open space.

There being no further discussion on this item, the Board then addressed **Subdivision #3838 Heritage Homes of Connecticut** for the subdivision of property into three parcels on the southeast corner of Rock Spring Rd. and Treat Ave.

John Pugliesi presented the application. He said that each of the three lots was oversized given the R-6 zone. He said that each lot was required to have its own parking. They also provided additional parking to eliminate any need for on street parking. Mrs. Grosso expressed concern over the amount of asphalt and overall coverage. Several neighbors expressed concern over the amount of impervious surface, traffic on Treat Ave., loss of trees and need for screening on east side of the subject property. Mr. Pugliesi stated that all lots conform to zoning and that coverage was equal to 23%. There being no further discussion, the public hearing was closed at 8:55 PM.

The Chairman re-opened the regular meeting:

Bedford Street Merchants Parking Lot Lease. Attorney Burt Rosenberg presented the lease renewal. After discussion, Mrs. Grosso moved to recommend approval. Mr. Garnjost seconded the motion and it passed unanimously. Voting were the regular members. (This item was discussed prior to the public hearing)

ZB Appl. 202-14 Gail Okun requesting a text amendment of Article V, Section 19-3.2, and Article 3, Section 4(AA), and Appendix A in order to establish new standards for Swim and/or Tennis Clubs, Country Clubs or Golf Clubs, Yacht Clubs or Beach Clubs and /or to no longer permit said clubs in the RA-1, RA-2 and RA-3 districts.

Mr. John Tomsy explained that the proposed amendment had been revised and was now limited to the separation of uses. Mrs. Okun explained the rationale for the amendment and its relation to the Master Plan.

ZB Appl. 203-02 North Stamford Association requesting a text amendment of Section II, #99, Section 4, Section 19-3.2(d) and Appendix A in order to remove Swim and/or Tennis clubs as a permitted use from all single family districts.

Attorney Morris Glucksman explained the application and said that the North Stamford Association wanted to preserve the residential character of the area and keep out commercial development. He stated that the proposed Master Plan had set out certain areas that would not be used for future development, including the Erskine Rd. property until right up to the last moment. He illustrated the coverage controls for special exception uses, which he said, would allow greater coverage than for residential uses.

Mr. Lavanda, 249 Blackberry Dr. stated that the goal of the amendment is not to allow commercial uses such as swim and tennis clubs, which he stated were "as of right" uses. He said that large swim and tennis clubs would disturb the neighborhood and cited as an example Dorothy Heroy Park.

Mr. Pansini, 76 Lawrence Hill Road, stated that swim and tennis clubs should be prohibited in low-density residential districts for environmental and traffic reasons. In particular, he mentioned the impacts on watershed drinking water supply, waste disposal and storm water run-off.

Mr. Lombardo, President of the North Stamford Association, spoke in favor of the application and said that it would not appreciably impact existing clubs. He gave the Board a letter requesting correspondence on the recusal issue.

Richard Redniss representing Donsis LLC made the following points. The proposed amendment would ban all future swim and tennis clubs and make

existing clubs non-conforming. Special exception regulations limit FAR for clubs much more than for residential homes. There are no limits on impervious coverage on residential properties. Clubs are not "as of right" uses but are controlled by special exception standards. The Master Plan states that clubs are allowed in Category #1, residential very low density and the proposed amendment is contrary to the Master Plan.

Mr. Tomsy, 2 South Lake Drive, again questioned the recusal procedure. He stated that the Watershed Association supports the North Stamford Association proposed amendment. He said that it would discourage commercial uses in an area, which already has many non-residential uses. He said he was fearful of a proliferation of special exception uses.

Under New Business the Board set the date of the next meeting for March 11, 2003.

The meeting was adjourned at 10:40 PM.

Respectfully submitted,
Duane Hill, Chairman, Stamford Planning Board

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