

MINUTES OF PLANNING BOARD PUBLIC HEARING &
REGULAR MEETING #3366 TUESDAY, JUNE 24, 2003
4TH FLOOR CAFETERIA, GOVERNMENT CENTER,
888 WASHINGTON BLVD., STAMFORD, CT

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

Regular Meeting:

The Chairman, Mr. Hill, opened the Regular Meeting at 6:30 P.M.

Correspondence:

Lease Agreement – City of Stamford & Saturn of Stamford Robin Stein reviewed issues relating to garage capacity and peak usage. After discussion, Mr. Garnjost moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously.

Zoning Board Referrals

ZB Appl. #203-06 Richard Redniss requesting a text change to allow for a modification of parking and parking ramp standards for hotels. The Board reviewed information pertaining to ramps. The Board agreed that ramps requiring 13% grade should be limited by special exception (Section 12-d-9-f) and that the regulations should not permit parking on steep ramps. In addition there should be a transition zone at the bottom and top of such ramps. Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously.

ZR Appl. #203-07 TR Atlantic & TR Tresser LLC requesting a special exception to allow the construction of a hotel at the corner of Atlantic St. & Tresser Blvd. The Board discussed the fact that this was a phased project, which would include a hotel as part of phase two. The Board also agreed that any reduction in standard sized parking spaces would be computed for the entire project. Mrs. Dell moved to recommend approval. Mrs. Laurie seconded the motion and it passed unanimously.

Zoning Board of Appeals Referral

ZBA Appl. #091-03 Mark & Shawn McKeon requesting a variance of lot coverage to construct an addition to a dwelling at 47 Lewelyn St. After discussion Mr. Garnjost moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously.

ZB Appl. #099-03 Long Ridge School, Inc. requesting a special exception to allow expansion of school facilities at 478 Erskine Rd. Mr. Redniss presented the application. He stated that the proposal would eliminate on street parking. The Board agreed that proper signage should be installed to insure no on street parking. Mrs. Laurie moved to recommend approval. Mr. Garnjost seconded the motion and it passed unanimously.

PUBLIC HEARING

The Chairman, Mr. Hill, opened the Public Hearing at 7:35 PM. The Secretary, Mrs. Laurie, read the legal notice.

Subdivisions:

Subdivision. APPL. #3850 of Sunset Holdings LLC for subdivision of property into 6 parcels on the east side of Sunset Road 500' south of West Trail and Sunset Road intersection and 1100' north of Skyline Lane.

John Pugliesi presented the application. He explained that the plans for drainage would reduce peak runoff and that they would provide additional plantings for screening purposes. Russell Slayback stated that there would be no adverse impacts on adjacent properties as a result from the wells needed to supply water to the new residences. Three adjacent properties spoke expressing concerns over drainage and the need for additional screening.

APPL. #3844 of 111 Overbrook LLC for subdivision of property into 2 parcels on the east side of Overbrook Drive 1, 100' +/- north of Toms Road. Known as 111 Overbrook Drive.

Attorney John Cassone and Lenny D'Andrea presented the application. Mr. D'Andrea said that a small wetland area would be protected by a conservation easement. He also said that they would offer additional street right-of-way should the city contemplate any future widening. He said there is adequate sight distance for the new driveway. Mr. D'Andrea said that they would be willing to construct a turnout area along their frontage on Overbrook Drive.

Mr. Nieberg, 83 Overbrook Drive spoke in opposition. He cited traffic congestion, the elimination of open space, and stated that the subdivision violates Section 5.2.5 of the Subdivision Regulations. Three other neighbors also spoke in opposition and a presented the Board with a letter opposing the subdivision signed by fifteen resident so Overbrook.

Mr. Cassone presented a petition signed by seventeen residents who did not oppose the subdivision.

APPL. #3847 of 313 West Broad Street LLC for subdivision of property into 2 parcels on the north east side of Stillwater Avenue and West Broad Street. Known as 313 West Broad Street.

Mr. D'Andrea presented the application. He presented a traffic study, which showed that the proposed driveway location, serving the two proposed homes plus 313 West Broad St., had adequate sight distance. He said that they would provide a fifteen-foot conservation buffer with additional plantings to buffer the site from activities on the adjacent golf course.

Mrs. Kennedy, 390 Stillwater Rd., spoke in opposition. She stated that West Broad Street between Westover School and Stillwater Rd. was dangerous and that there had been several bad accidents. She added that her driveway, opposite the proposed development, had no sight distance from the west. She also said that errant golf balls had created property damage to vehicles and homes in the area. She presented a letter from the Hubbard Heights Association, which opposed the subdivision because of the dangerous condition of West Broad Street.

Robert Tyska of the E. Gaynor Brennan Golf Commission supported the provision of a conservation easement with additional screening to protect the property from golf balls. He said that construction of a screen fence had been studied but was not feasible due to the topography and layout of the eighteenth green. He expressed concern over liability.

There being no further comments, the Chairman closed the meeting at 11:30 PM.

Respectfully submitted,
Maggie Laurie, Secretary
Stamford Planning Board

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