

MINUTES OF PLANNING BOARD REGULAR
MEETING #3373 THURSDAY, NOVEMBER 6, 2003
7TH FLOOR CONFERENCE ROOM, GOVERNMENT
CENTER, 888 WASHINGTON BLVD., STAMFORD,
CT

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

The Chairman Mr. Hill opened the meeting at 6:00 PM.

Capital Budget Presentations:

Office of Public Safety, Health and Welfare along with the Police and Stamford Fire Departments. Mr. Callion along with the chiefs and assistant chiefs from Police and fire made the presentations. Mr. Hill applauded the City for the consolidation of fire apparatus replacement.

Volunteer fire departments:

Presentations were made by the chiefs of the Turn of River, Belltown, Glenbrook and Long Ridge Fire Departments.

The Chairman recessed the regular meeting and convened the Public Hearing at 7:35 PM.

Subdivision:

Subdivision #3858 of Thalia, William & Arthur Kominos for property located on the southeast corner of Hope and Frisbee streets. Attorney Lasnick and Len D'Andrea, Engineer presented the application. Mr. Lasnick stated that each of the five lots meets or exceeds the minimum standards of area and frontage for the R-7.5 District. He said that the lots are larger than many of those in the immediate neighborhood. He added that they are providing 6+% open space and that it is difficult to come up with substantial open space.

Mr. Ditman, traffic engineer reviewed the peak hour traffic generation and the impact (minimal) on Hope Street traffic. Mr. Lasnick stated that the applicant would maintain the existing stonewalls and repair the sidewalk/curbing along the frontage on Frisbee Street.

Mr. Semarco of Hope Street spoke in favor of the proposal and supported the sidewalk improvements.

Beverly Eckert, 18 Brooklawn Ave., submitted a letter and petition opposing the application. She said that the application would be detrimental to the

neighborhood and violates the spirit of zoning by placing one lot in the rear of other lots. In addition she said that the proposal does not provide for sufficient open space.

Senator Andrew McDonald also spoke in opposition, saying that the fifth lot was in reality a rear lot. He said that the neighborhood would prefer a four-lot subdivision with appropriate open space.

Mr. Lasnick repeated that the application complies with zoning and subdivision regulations.

There being no further speakers, the Chairman closed the public hearing at 8:40 PM.

The Chairman reconvened the Regular Meeting.

The Board continued the Capital Budget presentations:

WPCA. Jeanette Brown and Tim Curtin presented the budget proposals. They suggested that new developments should contribute to pumping station up-grades.

Correspondence:

Supplemental Capital Appropriation \$728,353 Sanitary Sewers

18-1, Phase 2. Mrs. Laurie moved to consider this item, which was not on the original agenda. Mrs. Grosso seconded the motion and it passed unanimously with those present voting. After discussion, Mrs. Dell moved to recommend approval. Mrs. Laurie seconded the motion and it passed unanimously with those present voting.

Supplemental Capital Appropriation\$994,300 for the purchase of property for the Mill River Greenbelt, 3-27 West Park Place. Mr. Stein reviewed the request for funds that were being provided by a grant from the Federal Government. He explained that this was the third grant received to purchase this 1+ acre parcel that will be incorporated into the Mill River Greenbelt. He said that the city was working with the property owners to finalize a purchase agreement. After discussion, Mrs. Laurie moved to recommend approval. Mrs. Grosso seconded the motion and it passed unanimously.

Letter from Attorney John Cassone requesting an extension of time for Subdivision #3833. Mrs. Grosso moved to recommend approval. Mrs. Dell seconded the motion and it passed unanimously.

Letter from Steve Biggica regarding Subdivision #3818. Mr. Stein explained that Mr. Biggica was concerned about losing the investment he had made in

restoring the existing three-family house. The Board took no action but suggested that if Mr. Biggica were to reduce the number of lots from three to two, then a discussion regarding the existing house could be entertained.

There being no further business, the meeting was adjourned at 9:45 PM.

Respectfully submitted,
Maggie Laurie, Secretary

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