

SAVE THE DATE!

Saturday
October 17th, 2015
Annual Fall
Cleanup & Swap
9am – noon
Glenbrook Train
Station

DETAILS TO COME!

**UPCOMING QUARTERLY
GNA MEETINGS**

WHEN:

September 16, 2015
January 20, 2015
March 16, 2016
June 15, 2016

WHERE:

Glenbrook Community Center
Gym, lower level
35 Crescent Street

TIME:

7:30 pm---9:00 pm

WHO:

All GNA members, Glenbrook residents, and merchants are invited!

GNA members with email addresses receive meeting announcements. Our meetings are also publicized on outdoor signs, on GNA's website and Facebook page, on our bulletin boards at the post office and Grade A Market, and in the Advocate's Community Briefs.

QUESTIONS?

Call GNA President
Christie Fountain
at (203) 964-0078



TOD Arrives in Glenbrook

GNA anticipates a walkable Village Commercial District



Glenbrook Commons opened over the summer where an auto junkyard stood a year ago

Transit-Oriented Development (TOD) arrived in Glenbrook this summer with the opening of Glenbrook Commons, a 17-unit apartment building at 467 Glenbrook Road, a short walk from the train station. The Glenbrook Neighborhood Association has been working toward the goal of TOD for 16 years.

TOD is the planning of places around transit—places that are walkable and not focused on cars. Glenbrook's train station was rezoned as a Village Commercial District (VCD)

in 2009 to encourage this type of development, and Glenbrook Commons is the first to be built.

The VCD's greater density results in livelier sidewalks and more people supporting local businesses. Glenbrook has always been somewhat walkable but with few places to go. In time, this will change.

In June, the TOD consultants presented their final report and recommendations to the City's Land Use boards (Planning and Zoning). You can read the report and recommendations online at www.glenbrookspringdaletod.org.

To keep up with what happens next, come to GNA meetings. All are welcome—dates and times are listed on the left side of this page.

*****ECRWSS ****
Local
Postal Customer

PRSR STD
ECRWSS
U.S.POSTAGE
PAID
EDDM Retail

GNA Business Members July 2014-June 2015

A & P Citgo
 AfterFX Customs
 Bob's Discount Furniture
 Canine Coiffures
 Carmody, Torrence, Sandak,
 & Hennessey
 City Carting & Recycling
 Clambake Connection
 Classic Nails
 Controlled Temperatures
 Crazy Grapes
 Crescent Bottles
 Crescent Cleaners
 Dom's Service Station
 Donut Delight
 Ernie's Lawn Cutting Service
 First County Bank

Food Bank of Lower Fairfield County
 Freemason's Union Lodge #5
 Gerald Pierni, Realtor
 Glen Haven Condo Association
 Glendale Commerce Park
 Condominium
 Grade A Market
 Gutter Guys
 Happy House
 Homeguard Environmental
 Homework Helper
 Hope Pizza Restaurant
 Hot Tin Roof Hair
 IT Labs in Motion
 Italian Deli
 Jeffery Kahn, Family Dentist
 Joe G. Nursery

Jon Rosenblitt, Family Dentist
 Karp's Hardware
 Law Offices of Laura McGeachy
 Lindo Livery
 Linnea McManus, Realtor
 Little Monkey Café
 Magic Touch Cleaners
 Mark's Automotive
 Mohawk Kitchens
 Mr. C's Fix-Up Shop
 Nelly's Hair Salon
 Nick's Pizza / Bacco Pub
 The Property Group
 Real Deal Estate
 Reliable Oil & Heat Co.
 Reveal Hair Salon

St. Maurice Church
 St. Peter & St. Andrew Coptic
 Orthodox Church
 Stained Glass Apple
 Stamford Partnership
 Surwilo Contracting Co.
 Tagliare Hair Salon
 Tangra Biryani Point Indian
 Restaurant
 Timber Ridge Associates
 Tommy K Vitamins
 Trips Restaurant
 Union Memorial Church
 Union Memorial Preschool
 Vivona Construction
 Welte Electronic Systems



Volunteers photographing a house for the survey

Historic Resources Survey

When the GNA commissioned a freelance researcher to write a short history of Glenbrook in 2005, we had no idea how it would help us 10 years later. This summer the City of Stamford received a grant from the Connecticut State Historic Preservation Office to conduct a historic building survey of the Glenbrook neighborhood. GNA's demonstrated interest strengthened the grant application.

The grant pays for the professional services of a consultant to survey 150 historic properties in Glenbrook. The area will be expanded thanks to surveys done by GNA volunteers. The consultant will be a guest speaker at a future GNA meeting.

The history commissioned by the GNA is available on our website and at the Stamford Historical Society.

Why Did I Get This GNA Newsletter?

We used to send our annual newsletter only to GNA members. **Now we mail it to every 06906 address.** Why? Because once a year we want to give every Glenbrook resident and business the chance to know the GNA exists. We can't afford to do this more than once a year, so why not consider joining today?

The 2014-2015 Year In Review

GNA's fiscal year runs from July to June. Last year's quarterly meetings featured programs about:

Stamford Street Smart—Ernie Orgera, Stamford's Director of Operations, previewed the City's new public safety awareness campaign. GNA expressed safety concerns about the intersection of Courtland Ave., Taylor Reed Pl. & Maple Tree Ave.

Economic Development—"What would attract more businesses and developers to Glenbrook?" was discussed by panelists Thomas Madden, Stamford's Director of Economic Development; Dave Killeen, Stamford's Associate Planner; Don Corbo, commercial realtor, New England Properties; and Nino Antonelli, Vice President, First County Bank.

Public Space Planning—Emily Provonsha, Public Space Planner for Stamford Downtown, talked about Glenbrook's potential and what new residents look for.

Single Stream Recycling—"Everything You Wanted to Know About Recycling in Stamford" with Stamford's top experts, Dan Colleluori, Supervisor of Solid Waste & Recycling, and Mickey Ferro, owner of City Carting & Recycling.



Young Glenbrook residents are finding their way to our meetings too!

Visit our website at www.glenbrookassn.com for updated information about the GNA

DID YOU KNOW?

There's a Glenbrook Neighborhood Association!

We've been around for 16 years—you should know about us! We have 350 individual and business members and a lively attendance of 50-70 at our quarterly meetings. GNA is run by volunteers and supported solely by dues and contributions from our members. We've heard people say that they don't join the GNA because they can't make it to our meetings. That's not a good reason! Join to support our mission and to stay informed.

WE'RE ON THE WEB!

www.glenbrookassn.com



YOU ARE INVITED!

To our next meeting:

**WEDNESDAY,
SEPTEMBER 16, 2015
7:30 PM**

**Guest Speaker
Frank Fedeli**
Supervisor,
Citizens Service
Center

Potholes? Noise?
Abandoned TVs?
Find out the best
way to request the
City's help.

Glenbrook Q&A

Some of the things people have asked us about this year...

Q: What's happening at the former Monster B's?

A: The property owner (Joe Criscuolo, who also owns Nick's Pizza and Bacco) is looking for a restaurant tenant.

Q: What's happening at Joe G's Nursery?

A: A developer is interested in building a 44-unit apartment building there, with a diner-type eatery on the ground floor. The Zoning Board will consider the application early this fall. The property still belongs to Joe Galluzzo.

Q: Why is there a building in the train station parking lot?

A: The City's traffic signal division building has been there since the 1960s. Traffic lights and signal boxes are stored in the fenced area. The Transit-Oriented Development (TOD) study's final report recommends relocating the traffic signal division elsewhere and creating more parking spaces for commuters.

Q: Why did the City improve Crescent Street instead of Glenbrook Road?

A: It grew out of GNA's March 2012 meeting. Our guest speakers from the City's engineering and planning departments agreed that Crescent Street had been neglected for decades. The TOD final report recommends continuing the improvements along Glenbrook Road.

Q: Why do the new sidewalks on Crescent Street have asphalt patches on both sides of the train tracks?

A: We've been told that Metro North didn't give permission to work near the tracks. The City would have had to pay for a signal operator to watch for approaching trains.

Q: How can I contact City Carting if I have a complaint about noise, odors, or reckless driving?

A: (203) 324-4090 is the "Hotline" for complaints about the Taylor Reed Place facility located in Glenbrook. Phones are answered during business hours on weekdays (7 am - 5 pm) and Saturday mornings (7 am - noon). At all other times, leave a detailed message.

Q: Why did it take so long to fill Glenbrook's potholes last winter?

A: The long and severe winter created more potholes than usual. The City had to wait until late March to start "Pothole Week", when residents reported potholes and the City sent out extra crews to repair them.

"People Don't Realize the Value of These Meetings!"

—a new member's comment after last September's GNA meeting

We don't know what he valued most, but that meeting featured:

Guests: Glenbrook's current local and state officials; candidates running for office; the developer of the first new construction project in Glenbrook's Village Commercial District; and, as guest speaker, the Director of Operations for the City of Stamford.

Progress Reports: on the Crescent Street streetscape project and a state-funded grant to inventory Glenbrook's historic properties.

Announcements: GNA's Annual Fall Cleanup and Neighborhood Swap; the next GNA-commissioned signal box mural; and the last of three TOD public meetings.

Introductions: by business members, first-time attendees, and GNA members with announcements to make.

Afterwards: social time after the meeting to linger and talk with guests, business owners, and one another, until the Glenbrook Community Center staff ushered us out.