

The Stratford Board of Zoning Appeals held an Administrative Session, following a public hearing, on Tuesday, May 6, 2014, in the Council Chambers, Town Hall.

MEMBERS PRESENT: Mr. Dempsey, Mr. Hyatt, Mr. Kelemen, Ms. Collier

ALTERNATES PRESENT: Mr. Fredette sitting for Ms. Brooks

OTHERS PRESENT: Gary Lorentson (Planning & Zoning Administrator).

- Chairman Dempsey called the administrative session to order at 7:32 p.m..

**PETITION 1  
OLD BISHOP DEV. LLC  
500 PROSPECT DRIVE  
VARIANCE OF SECTION 4.2**

- On motion by Mr. Fredette and seconded by Mr. Hyatt, Petition 1 was taken off the table.

- Owner seeks to build a 7 ft. by 21 ft. open porch across the front of his residence which would reduce the front setback to 14 feet instead of the required 20 feet. The street right-of-way on Prospect Drive is unusually large and is 33 feet wide in front of this property. Therefore, although the front setback would be only 14 feet, the front porch would actually sit 47 feet back from the edge of the roadway. Petitioner pointed out that a similar variance on Prospect Drive was granted by the Board in 2012. No one spoke for or against the petition.

- MR. FREDETTE MOVED TO APPROVE PETITION 1 TO WAIVE THE FRONT SETBACK OF 20 FT. TO 14 FT. IN ORDER TO CONSTRUCT A PORCH ON PROPERTY LOCATED IN AN RS-4 DISTRICT AS THE PORCH WOULD BE SET FAR ENOUGH BACK FROM THE ROADWAY AND WOULD BE AN ASSET TO THE NEIGHBORHOOD. MS. COLLIER SECONDED AND THE MOTION CARRIED 5-0.

**PETITION 2  
TITAN REALTY LLC  
2362 MAIN STREET  
VARIANCE OF SECTION 7.1.1.1(1) & (2)**

- On motion by Mr. Kelemen and seconded by Mr. Fredette, Petition 2 was taken off the table.

- Petitioner was represented by Attorney Benjamin Proto. Petitioner is seeking variances to convert an existing non-conforming commercial building into five apartments in the proposed Transit Center Development Area (TCD). Attorney Proto explained that the subject lot was created 100 years ago and pre-dates the concept of land use and zoning in Connecticut. The lot is located in a CA zone and is too small to comply with the existing zoning requirements and would need a variance to be used for anything. The property is located less than a block from the railroad station and would fit in with the Town Plan of Development to reduce traffic in the TCD by encouraging walking, biking and mass transit. The petitioner plans to convert the building into five one-bedroom, 875 sq. ft. apartments (including one apartment in the basement). The units would be marketed to young professionals and would be similar to the Forest City units. As this is an urban setting, there is no outdoor recreational space. However, lack of parking had been an issue at the last hearing on this petition and the owner will be entering into agreements with abutting owners to rent parking spaces for his tenants. Three people spoke in favor of the petition. No one spoke against it.

- MR. KELEMEN MOVED TO APPROVE PETITION 2 TO WAIVE LOT AREA PER DWELLING UNIT FROM 3,750 SQ. FT. TO 875 SQ. FT. AND OUTDOOR RECREATIONAL SPACE FROM 2,000 SQ. FT. TO 0 SQ. FT. IN ORDER TO CONVERT THE COMMERCIAL BUILDING TO FIVE APARTMENTS ON PROPERTY LOCATED IN A CA DISTRICT AS THE PARKING SITUATION HAS BEEN RESOLVED AND THE PROJECT WOULD FIT IN WITH THE TOWN'S PLAN OF DEVELOPMENT FOR A TRANSIT CENTER DISTRICT IN THAT AREA. MS. COLLIER SECONDED THE MOTION. MR. HYATT MADE A FRIENDLY AMENDMENT TO ADD THE STIPULATION THAT THE APPROVAL IS CONTINGENT UPON RECEIVING COPIES OF THE SIGNED PARKING AGREEMENTS. MOTION AS AMENDED WAS APPROVED 5-0.

**PETITIONS 3 & 4  
MISTY BLUE, LLC AND 177 GROVE STREET, LLC  
177-207 GROVE STREET  
LOT 3 AND LOT 5  
VARIANCE OF SECTIONS 3.3.1.7 AND 3.14**

- On motion by Mr. Fredette and seconded by Ms. Collier, Petitions 3 and 4 were taken off the table. These petitions had been heard at a public hearing held on March 4, 2014.

- Mr. Fredette stated that the petitioner had bent over backwards to scale down his original petition for eleven lots to five lots. Mr. Kelemen agreed that eleven lots had been too much and had created all kinds of issues. Ms. Collier advised that she was still concerned about the potential impact to the wetlands. Mr. Fredette responded that he didn't think that the variance needed for one of the houses would have a substantial impact.

- MR. FREDETTE MOVED TO APPROVE PETITION 3 TO WAIVE THE ACCESS WAY WIDTH FROM 25 FT. TO 15 FT. AND THE TIDAL WETLANDS SET BACK FROM 75 FT. TO 60 FT. IN ORDER TO CONSTRUCT A RESIDENCE ON PROPERTY LOCATED IN AN RS-4 DISTRICT (LOT 3); AND TO APPROVE PETITION 4 TO WAIVE THE ACCESS WAY WIDTH FROM 25 FT. TO 15.01 FT. IN ORDER TO CONSTRUCT A RESIDENCE ON PROPERTY LOCATED IN AN RS-4 DISTRICT (LOT 5). MR. KELEMEN SECONDED AND THE MOTION CARRIED 5-0.

4. APPROVAL OF MINUTES – APRIL 1, 2014 MEETING

- ON MOTION BY MR. FREDETTE AND SECONDED BY MR. KELEMEN, THE FOREGOING MINUTES WERE APPROVED 5-0.

5. C.A.M. SITE PLAN REVIEW

- 1) 177-207 Grove Street (Lot 3)
- 2) 177-207 Grove Street (Lot 5)

- ON MOTION BY MR. FREDETTE AND SECONDED BY MR. HYATT, THE C.A.M. SITE PLANS WERE APPROVED FOR LOTS 3 AND 5 AT 177-207 GROVE STREET. MOTION CARRIED 5-0.

6. MEMBERS CONCERNS

- Mr. Lorentson advised that the Zoning Commission was looking for input from the Board regarding revising the zoning regulations regarding two-family homes on small lots. Currently in RM-1 zones, an owner with a 7,500 sq. ft. lot can build either a one-family or two-family home. The Zoning Commission feels this creates congestion and parking issues. In Fairfield, a bigger lot is required for a two-family home. The Zoning

Commission is considering amending the regulations to require a 10,000 sq. ft. lot to build a two-family home and will have a public hearing on this in a couple of months.

7. ADJOURNMENT

- On motion by Mr. Fredette and seconded by Mr. Kelemen, the Board voted to adjourn the administrative session at 7:50 p.m.

Respectfully submitted,

Gail J. Nobili  
Recording Secretary