

# **Board of Zoning Appeals Public Hearing and Administrative Meeting**

## **September 2, 2014**

The Board of Zoning Appeals held a Public Hearing and Administrative Meeting on Tuesday, September 2, 2014 in Council Chambers of Stratford Town Hall, Main Street, Stratford, Ct per notice duly posted.

**Members Present:** Mr. Hyatt, Mr. Kelemen, Chairman Dempsey

**Also Present:** G. Lorentson

**Alternates Present:** Mr. Fredette (sitting for Ms. Collier), Mr. Grega (sitting for Ms. Brooks)

**Members Absent:** Ms. Collier, Ms. Brooks

**Call to Order:** Chairman Dempsey called the Public Hearing to order at 7:00 p.m.

### **Public Hearing**

#### **Petition 1**

**Alex Rivera**

**94 Kenyon Street**

#### **Variance of Section 3.18**

- Staff comments read into record
- Certificates of mailings and photographs submitted
- Hardship – Corner lot, need tall fence for large dog and privacy

Seeing no members of the public speaking for or against this petition, Mr. Fredette made a motion to close this petition. The motion was seconded by Mr. Hyatt. The motion carried unanimously.

#### **Petition 2**

**Nurul Alam**

**805 Main Street**

#### **Variance of Section 16.6.5.2**

- Staff comments read into record
- Certificates of mailings and photographs of proposed signage submitted
- Hardship – State regulations require price sign should be posted to the street

Seeing no members of the public speaking for or against this petition, Mr. Fredette made a motion to close this petition. The motion was seconded by Mr. Grega. The motion carried unanimously.

**Petition 3**  
**Michael D'Amico**  
**158 Warner Hill Road**  
**Variance of Section 3.11**

- Staff comments read into record
- Certificates of mailings and photographs submitted
- Hardship – Building was built in 1990 by previous owner

Seeing no members of the public speaking for or against this petition, Mr. Fredette made a motion to close this petition. The motion was seconded by Mr. Kelemen. The motion carried unanimously.

**Petition 4**  
**Adam Rua**  
**73-75 Stonybrook Road**  
**Variance of Section 5.2**

- Staff comments read into record
- Certificates of mailing and character references submitted
- Hardship – Awkwardly shaped lot

Seeing no members of the public speaking for or against this petition, Mr. Fredette made a motion to close this petition. The motion was seconded by Mr. Hyatt. The motion carried unanimously.

**Petition 5**  
**Kayne Bosma**  
**379 Glenridge Avenue**  
**Variance of Section 4.2**

- Staff comments read into record
- Certificates of mailing submitted
- Hardship – Need more bedrooms and living space

Seeing no members of the public speaking for or against this petition, Mr. Fredette made a motion to close this petition. The motion was seconded by Mr. Keleman. The motion carried unanimously.

**Petition 6**  
**Gonzalo Ortiz**  
**1162 Success Avenue**  
**Variance of Section 14.2**

With the absence of the petitioner, Mr. Grega made a motion to continue this petition until next month. The motion was seconded by Mr. Fredette. The motion carried unanimously.

**Administrative Session**

**Petition 1**  
**Alex Rivera**  
**94 Kenyon Street**  
**Variance of Section 3.18**

Mr. Hyatt made a motion to take Petition 1 off the table. The motion was seconded by Mr. Fredette. The motion carried unanimously. **Mr. Grega made a motion to approve 6' fencing on corner lot as it will not impact sightlines. The motion was seconded by Mr. Fredette. The motion carried unanimously.**

**Petition 2**  
**Nurul Alam**  
**805 Main Street**  
**Variance of Section 16.6.5.2**

Mr. Fredette made a motion to take Petition 2 off the table. The motion was seconded by Mr. Grega. The motion carried unanimously. Mr. Hyatt suggested at some point zoning should rewrite regulations on signage and this sign is consistent with recently approved signs. **Mr Grega made a motion to approve 40 sq. ft. signage at 805 Main Street. The motion was seconded by Mr. Hyatt. The motion carried unanimously.**

**Petition 3**  
**Michael D'Amico**  
**158 Warner Hill Road**  
**Variance of Section 3.11**

Mr. Fredette made a motion to take Petition 3 off the table. The motion was seconded by Mr. Hyatt. The motion carried unanimously. **Mr. Grega made a motion to approve garage at 158 Warner Hill Road with the stipulation that there be no electricity or plumbing installed and the second floor be used for storage only. The motion was seconded by Mr. Hyatt. The motion carried unanimously.**

**Petition 4  
Adam Rua  
73-75 Stonybrook Road  
Variance of Section 5.2**

Mr. Kelemen made a motion to take Petition 4 off the table. The motion was seconded by Mr. Fredette. The motion carried unanimously. Mr. Kelemen noted the petitioner has significantly improved the property. **Mr. Kelemen made a motion to approve decks at 73-75 Stonybrook Road. The motion was seconded by Mr. Fredette. The motion carried unanimously.**

**Petition 5  
Kayne Bosma  
379 Glenridge Avenue  
Variance of Section 4.2**

Mr. Fredette made a motion to take Petition 5 off the table. The motion was seconded by Mr. Grega. The motion carried unanimously. **Mr. Fredette made a motion to approve the addition at 379 Glenridge Avenue as it was determined that the addition was no closer to the property line than the existing house. The motion was seconded by Mr. Hyatt. The motion carried unanimously.**

**Items Listed on Public Hearing Agenda Dated July 1, 2014**

1. **62 Lenox Avenue** – Town Surveyor reported fencing is on Town property. No representative at hearing. **Mr. Fredette made a motion to deny the petition without prejudice. The motion was seconded by Mr. Grega. The motion carried unanimously.**

**Items Listed on Public Hearing Agenda Dated June 3, 2014**

1. **200 Connors Lane – Town of Stratford** – Mr. Fredette made a motion to take this petition off the table. The motion was seconded by Mr. Grega. The motion carried unanimously. Mr. Lorentson updated the Commissioners on this project. **Mr. Fredette made a motion to approve the petition. The motion was seconded by Mr. Grega. The motion carried unanimously.**

**Approval of Minutes** – Mr. Fredette made a motion to approve the minutes of July 1<sup>st</sup>. The motion was seconded by Mr. Grega. The motion carried unanimously.

**C.A.M Site Plan Review** – No Business

**Members Concerns/Comments – None**

**Adjournment** - There being no further items to discuss, Mr. Fredette made a motion to adjourn the meeting. The motion was seconded by Mr. Grega. The meeting adjourned at 7:47 p.m.

Respectively Submitted,

Gail DeCilio