

Board of Zoning Appeals Public Hearing and Administrative Meeting

November 6, 2014

The Board of Zoning Appeals held a Public Hearing and Administrative Meeting on Thursday, November 6, 2014 in Council Chambers of Stratford Town Hall, Main Street, Stratford, Ct per notice duly posted.

Members Present: Mr. Kelemen, Ms. Collier

Also Present: J. Rusatsky

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

Members Absent: Ms. Brooks, Mr. Hyatt, Chairman Dempsey

Call to Order: In the absence of Chairman Dempsey, Mr. Fredette called the Public Hearing to order at 7:03 p.m.

Petition 1

Kayne Bosma

379 Glenridge Road

Waiver of setback

- Staff comments read into record
- Certificates of mailings submitted
- Hardship – Work completed – does not encroach property lines

Mr. Bosma noted porch was enclosed seven (7) years ago. Seeing no other members of the public speaking for or against this petition, Mr. Grega made a motion to close this petition. The motion was seconded by Ms. Collier. The motion carried unanimously.

Petition 2

Myriam & Aubed Bernadel

62 Lenox Avenue

Waiver of fence height

- Staff comments read into record
- Certificates of mailings submitted
- Hardship – Safety of their children
- Submitted photographs

Mr Bernadel was under the assumption that the fence company would obtain a permit – fence will be moved back on Longbranch Avenue ten (10) ft. from curb. Seeing no other members of the public speaking for or against this petition, Mr. Grega made a motion to close this petition. The motion was seconded by Ms. Collier. The motion carried unanimously.

Petition 3
Lam Doan
170 Arrowhead Place
Waiver of fence height

- Staff comments read into record
- Certificates of mailings submitted
- Hardship – Privacy

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

Petition 4
25 Hartland Street
Patricia Pinto
Waive setback

- Petitioner not present
- Petitioner called staff and withdrew petition

Petition 5
2051 Main Street/20 Kings College Place
2051 Main Street LLC
Conversion of apartment into office – waive parking

- Staff comments read into record
- Letter of opposition read into record
- Certificates of mailing submitted
- Hardship – Fire and security issues

Mr. Nick Owens, representing Rosenberg and Press, noted they are eliminating the apartment and reconfiguring it into an office. Applicant noted no additional staff will be added. The exterior of the building will remain the same. Issues of opposition have nothing to do with the conversion rather commuter parking. Mr. Owens submitted letters from Dr. Corsello and David Owens in favor of the project. Seeing no members of the public speaking for or against this petition, Ms. Collier made a motion to close this petition. The motion was seconded by Mr. Grega. The motion carried unanimously.

Petition 6

Steel Gate Equity, LLC

1350 Barnum Avenue

Waiver of setback, parking and residential buffer

This petition will be tabled until next month.

Petition 7

608 Ferry Boulevard

Wayne Garrick

Waive minimum lot area

- Staff comments read into record
- Certificates of Mailings submitted
- Hardship – Existing non-conforming property/traffic

Mr. Garrick referred to the site map and noted there will be nine (9) units. Discussed parking ratio and the problems marketing this property for commercial use. Seeing no members of the public speaking for or against this petition, Mr. Grega made a motion to close this petition. The motion was seconded by Mr. Kelemen. The motion carried unanimously.

Petition 8

93 Ward Street

Simeon & Christine Alesevich

Waive setback from wetlands

- Staff comments read into record
- Certificates of Mailings submitted
- Hardship – Non-conforming lots that pre-date zoning
- Letter from J. Gauler, Office of Long Island Sound Program entered into record

Attorney Rosati, representing petitioners, discussed paving of Ward Street and grading to lot #3. Noted would be 30-38' from wetlands instead of required 50'. Attorney Rosati submitted map of Hubbell Terrace, Zoning Special Exception Variances from 9/10/93 and 7/22/93 and submitted site map. Seeing no members of the public speaking for or against this petition, Mr. Grega made a motion to close this petition. The motion was seconded by Ms. Collier. The motion carried unanimously.

Public Hearing closed – 8:15 p.m.

Administrative Session

Chairman Fredette called the Administration Session to order at 8:20 p.m.

Petition 1

**Kayne Bosma
379 Glenridge Road
Waiver of setback**

Mr. Kelemen made a motion to take Petition 1 off the table. The motion was seconded by Mr. Grega. The motion carried unanimously. Mr. Grega noted this porch has been there for approximately seven (7) years and only amounts to a 5-6" difference. **Mr. Kelemen made a motion to approve the waiver of setback. The motion was seconded by Ms. Collier. The motion carried unanimously.**

Petition 2

**Myriam & Aubed Bernadel
62 Lenox Avenue
Waiver of fence height**

Mr. Grega made a motion to take Petition 2 off the table. The motion was seconded by Ms. Collier. The motion carried unanimously. Mr. Grega noted the fencing company should have requested a permit. **Mr Grega made a motion to approve the fencing with the stipulation that the side fencing be moved to 10'. The motion was seconded by Mr. Kelemen. The motion carried unanimously.**

Petition 3

**Lam Doan
170 Arrowhead Place
Waiver of fence height**

Ms. Collier made a motion to take Petition 3 off the table. The motion was seconded by Mr. Grega. The motion carried unanimously. Mr. Grega noted the fence is installed and seems to be no problem. **Mr. Grega made a motion to approve the petition. The motion was seconded by Ms. Collier. The motion carried unanimously.**

Petition 4
25 Hartland Street
Patricia Pinto
Waive setback

Mr. Grega made a motion to deny this petition without prejudice. The motion was seconded by Mr. Kelemen. The motion carried unanimously.

Petition 5
2051 Main Street/20 Kings College Place
2051 Main Street LLC

Conversion of apartment into office – waive parking

Mr. Grega made a motion to take Petition 5 off the table. The motion was seconded by Ms. Collier. The motion carried unanimously. Mr. Grega noted there will be no change to the building. **Mr. Grega made a motion to approve the petition. The motion was seconded by Ms. Collier. The motion carried unanimously.**

Petition 6
Steel Gate Equity, LLC
1350 Barnum Avenue
Waiver of setback, parking and residential buffer

This petition will be tabled.

Petition 7
608 Ferry Boulevard
Wayne Garrick
Waive minimum lot area

Mr. Kelemen made a motion to take Petition 7 off the table. The motion was seconded by Ms. Collier. The motion carried unanimously. Mr. Kelemen noted this location would be difficult for any type of business. **Mr. Kelemen made a motion to approve the petition. The motion was seconded by Mr. Grega. The motion carried unanimously.**

Petition 8
93 Ward Street
Simeon & Christine Alesevich
Waive setback from wetlands

Ms. Collier made a motion to take Petition 8 off the table. The motion was seconded by Mr. Grega. The motion carried unanimously. Mr. Grega noted this project will not envelope much

of the wetlands. **Mr. Grega made a motion to approve this petition. The motion was seconded by Ms. Collier. The motion carried unanimously.**

Approval of Minutes – Mr. Kelemen made a motion to approve the minutes of October 7th . The motion was seconded by Mr. Grega. The motion carried unanimously.

C.A.M Site Plan Review –

1) 93 Ward Street – Mr. Rusatsky noted the DEEP had no comments. **Mr Grega made a motion to approve 93 Ward Street. The motion was seconded by Ms. Collier. The motion carried unanimously.**

Members Concerns/Comments – None

Adjournment - There being no further items to discuss, Mr. Kelemen made a motion to adjourn the meeting. The motion was seconded by Ms. Collier. The meeting adjourned at 8:36 p.m.

Respectively Submitted,

Gail DeCilio