

Board of Zoning Appeals Public Hearing and Administrative Meeting

January 6, 2015

The Board of Zoning Appeals held a Public Hearing and Administrative Meeting on Tuesday, January 6, 2015 in Council Chambers of Stratford Town Hall, Main Street, Stratford, Ct per notice duly posted.

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

Also Present: G. Lorentson

Alternates Present: Mr. Fredette (sitting for Ms. Collier), Mr. Grega (sitting for Ms. Brooks), Ms. Collier (arrived at 7:15)

Members Absent: Ms. Brooks, Alternate Mr. Secskas

Call to Order: Chairman Dempsey called the Public Hearing to order at 7:04 p.m.

Petition 1

ABC Sign Company

3272 Main Street

Waive Section 16.6.3.1(A) & (B)

Mr. Lorentson informed the Commission that the applicant inadvertently failed to send out Certificates of Mailings and requested it be postponed until next month.

Mr. Kelemen made a motion to hear the petition of ABC Sign Company at the February 3rd meeting of the Board of Zoning Appeals. The motion was seconded by Mr. Grega. The motion carried unanimously.

Petition 2

Greg Burnes/Bayview Development

304 Circle Drive

Waive rear setback

- Staff comments read into record
- Certificates of Mailings Submitted
- Before and after photo of the property
- Hardship - Pre existing rear setback, arc in road cuts into setback

Mr. Grasso, representing the petitioner, discussed the road and curve of the road. Addition would be two (2) bedrooms above a two (2) car garage.

Mr. Kelemen and Mr. Grega discussed the setback, foundation and questioned if there was ledge on the property.

Resident of Circle Drive spoke in favor of this project but was concerned with the ground water in front of the house. Mr. Grasso noted curtain and footing drains would be added to the new construction.

Mr. Lorentson noted Ms. Collier arrived at 7:15 p.m. and will not be voting on this petition.

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

Mr. Kelemen made a motion the adjourn the Public Hearing and go into the Administrative Session at 7:12 p.m. The motion was seconded by Mr. Grega. The motion carried unanimously.

Administrative Session

Chairman Dempsey called the Administration Session to order at 7:13 p.m.

Petition 2

Greg Burnes/Bayview Development

304 Circle Drive

Waive rear setback

Mr. Grega made a motion to take Petition 2 off the table. The motion was seconded by Mr. Hyatt. The motion carried unanimously. Mr. Kelemen discussed the improvement of the area by the petitioners. **Mr. Kelemen made a motion to approve the petition. The motion was seconded by Mr. Grega. The motion carried unanimously.**

Approval of Minutes – Ms. Collier made a motion to approve the minutes of December 2nd. The motion was seconded by Mr. Hyatt. The motion carried unanimously.

C.A.M Site Plan Review – No Business

Members Concerns/Comments – None

Adjournment - There being no further items to discuss, Ms. Collier made a motion to adjourn the meeting. The motion was seconded by Mr. Grega. The meeting adjourned at 7:23 p.m.

Respectively Submitted,

Gail DeCilio