

Board of Zoning Appeals Public Hearing and Administrative Meeting

February 3, 2015

The Board of Zoning Appeals held a Public Hearing and Administrative Meeting on Tuesday, February 3, 2015 in Council Chambers of Stratford Town Hall, Main Street, Stratford, Ct per notice duly posted.

Members Present: Mr. Hyatt, Chairman Dempsey, Ms. Brooks, Ms. Collier

Also Present: G. Lorentson

Alternates Present: Mr. Fredette (sitting for Mr. Kelemen)

Members Absent: Mr. Kelemen

Call to Order: Chairman Dempsey called the Public Hearing to order at 7:03 p.m.

Petition 1

ABC Sign Company

3272 Main Street

Waive Sections 16.6.3.1 A&B

- Staff Comments Read into Record
- Certificates of Mailings Submitted
- Photos of Signage Submitted
- Hardship – Problem with exterior illumination

Representative from ABC Sign Company displayed proposed property signage and noted a variance was needed to put sign on the side of the building. Mr. Lorentson noted that there is conflicting regulations on signage which will be changed but at this time a variance is required.

Attorney B. Knott spoke in favor of the petition

R. Hayes, Beers Place, spoke in opposition of the petition

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

Petitions # 2 & 3

Marjorie Brelsford & Gary Tenk

81 Peck Street & Avery Street Lot 7

Waive lot area

- Staff comments read into record
- Certificates of Mailings Submitted
- Exhibits Submitted
- Hardship – non-conforming lot

Attorney Barry Knott, representing the petitioner, reviewed exhibits 1-36 and discussed other properties in the area.

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

Petition #4

Gregory Burns

65 Bayview Boulevard

Waive required setback

- Staff Comments read into Record
- Certificates of Mailings Submitted
- Photo of property
- Hardship – Garage doors would not function if pushed back

Ralph Grasso, representing the petitioner, explained the problems with installing the proposed garage in another location

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

Public Hearing was closed at 7:37 p.m.

Administrative Session

Chairman Dempsey called the Administration Session to order at 7:38 p.m.

Petition 1

ABC Sign Company

3272 Main Street

Waive Sections 16.6.3.1 A&B

Mr. Fredette made a motion to take Petition #1 off the table. The motion was seconded by Mr. Hyatt. The motion carried unanimously.

Mr. Fredette agreed with Attorney Knott that they did a fantastic job with the building.

Mr. Fredette made a motion to approve the petition. The motion was seconded by Ms. Brooks. The motion carried unanimously.

Petition 2 & 3
Marjorie Brelsford & Gary Tenk
81 Peck Street & Avery Street Lot 7
Waive lot area

Mr. Hyatt made a motion to take petitions #2 and 3 off the table. The motion was seconded by Mr. Fredette. The motion carried unanimously.

Mr. Hyatt and Mr. Fredette noted the lots seem to fall in line with the neighborhood and meet conditions required.

Mr. Fredette made a motion to approve the petition. The motion was seconded by Mr. Hyatt. The motion carried unanimously.

Petition #4
Gregory Burns
65 Bayview Boulevard
Waive required setback

Mr. Fredette made a motion to take petition #4 off the table. The motion was seconded by Mr. Hyatt. The motion carried unanimously.

Mr. Fredette noted that this does look like the best plan for the location of the garage.

Mr. Fredette made a motion to approve the petition. The motion was seconded by Ms. Collier. The motion carried unanimously.

Approval of Minutes – Mr. Fredette made a motion to approve the minutes of January 6th. The motion was seconded by Mr. Hyatt. The motion carried unanimously.

C.A.M Site Plan Review – No Business

Connecticut Bar Association – Land Use Seminar – Mr. Lorentson discussed the seminar and asked if anyone would be interested in attending. Ms. Collier will go to the seminar.

Mr. Fredette made a motion to waive the rules. The motion was seconded by Ms. Collier. The motion carried unanimously.

Mr. Lorentson discussed the existing signage at the Dock Shopping Center – noting the proposed signage is larger than originally approved. Attorney Proto reviewed the height and square footage of the signage and showed the Commissioners two (2) possible signs that could be installed. **Mr. Fredette made a motion to approve signage #2 for the Dock Shopping Center. Ms. Collier seconded the motion. The motion carried unanimously.**

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 Ms. Collier. The meeting adjourned at 7:55 p.m.

Respectively Submitted,

Gail DeCilio