

Board of Zoning Appeals Public Hearing and Administrative Meeting

March 3, 2015

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

Members Present: Mr. Hyatt, Ms. Brooks, Mr. Kelemen, Mr. Grega sitting for Ms. Collier, Mr. Fredette sitting for Mr. Dempsey

Also Present: G. Lorentson

Alternates Present: Mr. Fredette, Mr. Grega

Members Absent: Mr. Dempsey, Ms. Collier

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

Petition 1

325 Post Oak Road

John Conway, Jr.

Tree stump impacts pool location

- Staff Comments Read into Record
- Certificates of Mailings Submitted
- Photos of Yard Submitted
- Hardship – Tree stump remains in ground and petitioner wants to keep pool off of stump

Mr. Conway, petitioner, described and noted photo exhibits of potential pool location

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

Petition 2

185 Charles Street

Domack Restoration, LLC

Non-conforming property

- Staff Comments Read into Record
- Certificates of Mailings Submitted

- Hardship – Non-conforming small property

Mr. Domack, petitioner, described the proposed addition and noted there are presently five (5) employees and with the addition will add one (1) more. Project Manager spoke in favor of the petition.

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

Mr. Grega made a motion to close the Public Hearing. The motion was seconded by Mr. Kelemen. The motion carried unanimously.

Administrative Session

Mr. Fredette called the Administration Session to order at 7:17 p.m.

Petition 1

325 Post Oak Road

John Conway, Jr.

Tree stump impacts pool location

Mr. Grega made a motion to take 325 Post Oak Road off the table. The motion was seconded by Mr. Kelemen. The motion carried unanimously.

Mr. Grega noted there is no opposition from neighbors. Mr. Kelemen also noted the yard is fenced in for safety.

Mr. Grega made a motion to approve 325 Post Oak Road. The motion was seconded by Mr. Hyatt. The motion carried unanimously.

Petition 2

185 Charles Street

Domack Restoration, LLC

Non-conforming property

Mr. Hyatt made a motion to take 185 Charles Street off the table. The motion was seconded by Mr. Grega. The motion carried unanimously.

Mr. Kelemen noted this addition will not impact the area, is fenced in and has enough parking. Mr. Grega feels this will fit in with the character of the neighborhood.

Ms. Brooks made a motion to approve 185 Charles Street. The motion was seconded by Mr. Kelemen. The motion carried unanimously.

Approval of Minutes – Ms. Brooks made a motion to approve the minutes of February 3rd. 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, Mr. Kelemen made a motion to adjourn the meeting. The motion was seconded by Mr. Grega. The meeting adjourned at 7:21 p.m.

Respectively Submitted,

Gail DeCilio