

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

**May 5, 2015**

The Board of Zoning Appeals held a Public Hearing and Administrative Meeting on Tuesday, May 5, 2015 in Council Chambers of Stratford Town Hall, Main Street, Stratford, Ct per notice duly posted.

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

**Alternates Present:** Mr. Fredette for Ms. Brooks, Mr. Grega for Ms. Collier on petitions 1 and 2

**Members Absent:** Ms. Brooks

**Others:** Mr. Lorentson

**Call to Order:** Chairman Dempsey called the Public Hearing to order at 7:00 p.m. Ms. Collier arrived during petition 2.

**Petition 1**

**44 Sharon Road**

**Christos & Abigail Agathos**

**Non-conforming structure**

- Staff Comments Read Into Record
- Certificates of Mailings Submitted
- Hardship – Non-conforming Structure

Mr. Agathos discussed projected plan of squaring off the structure to original footprint  
Resident of 41 Sharon Road spoke in favor of the petition

**Seeing no other members of the public speaking in favor or opposition of the project, Mr. Fredette made a motion to close the petition. The motion was seconded by Mr. Grega. The motion carried unanimously.**

**Petition 2**

**2224 Barnum Avenue**

**Gino's Pizza & Grill, LLC**

**Parking Waiver**

- Staff Comments Read Into Record
- Certificates of Mailings Submitted
- Hardship – Size and Configuration of Lot

Attorney G. Boath, representing the petitioner, referred to the site map and discussed parking – noting that street parking is available. He also noted that the petitioner's current location on Barnum Avenue is only 650 sq. ft. with no available parking. Business will primarily be a pick-up and delivery operation. **Seeing no members of the public speaking in favor or opposition of the project, Mr. Kelemen made a motion to close the petition. The motion was seconded by Mr. Grega. The motion carried unanimously.**

**Petition 3**  
**65 Canary Place**  
**Joseph Sabre**  
**Waive Setback**

- Staff Comments Read Into Record
- Certificates of Mailings Submitted
- Hardship – Waive setback for pool installation

Mr. Sabre, petitioner, described the set-back from the Eli Whitney School parking lot. . **Seeing no members of the public speaking in favor or opposition of the project, Mr. Fredette made a motion to close the petition. The motion was seconded by Ms. Collier. The motion carried unanimously.**

**Petition 4**  
**141 Monroe Street**  
**Vivian Cristini Titok**  
**Waive Side Yard**

- Staff Comments Read Into Record
- Certificates of Mailings and Letter from Neighbor Submitted
- Hardship – Structurally unsound egress

Ms. Titok, petitioner, noted this will provide an alternate means of accessibility to the house. **Seeing no members of the public speaking in favor or opposition of the project, Mr. Fredette made a motion to close the petition. The motion was seconded by Ms. Collier. The motion carried unanimously.**

**Petition 5**  
**Harding Avenue Lot 29**  
**Dorothy Denonato**  
**Non-conforming Lot**

- Staff Comments Read Into Record
- Certificates of Mailings Submitted
- Aerial map, Assessor’s map and depiction of proposed structure entered into record

Mr. Grasso, representing petitioner, discussed variances needed, lot sizes in area and comparison with other houses in area. **Seeing no members of the public speaking in favor or opposition of the project, Mr. Fredette made a motion to close the petition. The motion was seconded by Mr. Kelemen. The motion carried unanimously.**

**Petition 6**  
**225 Reed Street**  
**Ann Repasi**  
**Narrow Lot**

- Staff Comments Read Into Record
- Certificates of Mailing Submitted
- Hardship – Narrow lot with two (2) street fronts

Ms. Repasi, petitioner, discussed property line and proposed location of garage and pool. Ms. Sienna, 235 Reed Street spoke in opposition of the pool and entered pictures into record.

**Seeing no other members of the public speaking in favor or opposition of the project, Mr. Fredette made a motion to close the petition. The motion was seconded by Mr. Kelemen. The motion carried unanimously.**

**Mr. Fredette made a motion to close the Public Hearing. The motion was seconded by Mr. Kelemen. The Public Hearing closed at 7:38 p.m.**

**Administrative Session**

**Petition 1**  
**44 Sharon Road**  
**Christos & Abigail Agathos**  
**Non-conforming structure**

Mr. Fredette made a motion to take 44 Sharon Road off the table. The motion was seconded by Mr. Hyatt. The motion carried unanimously.

**Noting he feels this petition will be consistent with the neighborhood, Mr. Fredette made a motion to approve 44 Sharon Road. The motion was seconded by Mr. Grega. The motion carried unanimously.**

**Petition 2**  
**2224 Barnum Avenue**  
**Gino's Pizza & Grill, LLC**  
**Parking Waiver**

Mr. Grega made a motion to take 2224 Barnum Avenue off the table. The motion was seconded by Mr. Fredette. The motion carried unanimously.

Mr. Kelemen noted the petitioner's existing business has no parking and will mainly be a take-out and delivery operation.

**Mr. Kelemen made a motion to approve 2224 Barnum Avenue. The motion was seconded by Mr. Grega. The motion carried unanimously.**

**Petition 3**  
**65 Canary Place**  
**Joseph Sabre**  
**Waive Setback**

Mr. Hyatt made a motion to take 65 Canary Place off the table. The motion was seconded by Ms. Collier. The motion carried unanimously.

**Noting that this seems to be a reasonable request, Mr. Hyatt made a motion to approve 65 Canary Place. The motion was seconded by Ms. Collier. The motion carried unanimously.**

**Petition 4**  
**141 Monroe Street**  
**Vivian Cristini Titok**  
**Waive Side Yard**

Mr. Fredette made a motion to take 141 Monroe Street off the table. The motion was seconded by Ms. Collier. The motion carried unanimously.

**Noting this will fit into the neighborhood, Mr. Fredette made a motion to approve 141 Monroe Street. The motion was seconded by Ms. Collier. The motion carried unanimously.**

**Petition 5**  
**Harding Avenue Lot 29**  
**Dorothy Denonato**  
**Non-conforming Lot**

Mr. Fredette made a motion to take Harding Avenue Lot off the table. The motion was seconded by Ms. Collier. The motion carried unanimously.

**Noting this structure will fit in with other houses in the area, Mr. Fredette made a motion to approve Harding Avenue Lot 29. The motion was seconded by Ms. Collier. The motion carried unanimously.**

**Petition 6**  
**225 Reed Street**  
**Ann Repasi**  
**Narrow Lot**

Mr. Fredette made a motion to take 225 Reed Street off the table. The motion was seconded by Ms. Collier. The motion carried unanimously.

Ms. Collier suggested splitting the variances for the garage and pool. Mr. Kelemen has concerns with pools being too close to property lines.

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

**Mr. Fredette made a motion to deny without prejudice the pool. The motion was seconded by Ms. Collier. The motion carried unanimously.**

**Approval of Minutes** – Mr. Kelemen made a motion to approve the minutes of April 7<sup>th</sup>. The motion was seconded by Ms. Collier. The motion carried unanimously.

**C.A.M Site Plan** – No Report

**Members Concerns/Comments** – Mr. Kelemen questioned as to why 225 Reed Street was not broken into two petitions.

**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 was adjourned at 7:51 p.m.

Respectively Submitted,

Gail Decilio  
Recording Secretary

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