

Board of Zoning Appeals Public Hearing and Administrative Meeting

June 2, 2015

The Board of Zoning Appeals held a Public Hearing and Administrative Meeting on Tuesday, June 2, 2015 in Council Chambers of Stratford Town Hall, Main Street, Stratford, Ct per notice duly posted.

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

Alternates Present: Mr. Fredette

Members Absent: Mr. Dempsey

Others: Mr. Lorentson

Call to Order: In the absence of Chairman Dempsey, Mr. Fredette called the Public Hearing to order at 7:16 p.m.

Petition 1

1858 Broadbridge Avenue

Brian Stirbis

Fence Height Waiver

- Staff Comments Read Into Record
- Certificates of Mailings Submitted
- Hardship – Safety of children

Mr. Lorentson noted that site lines would not be impacted by the fencing.

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 Ms. Collier. The motion carried unanimously.

Petition 2

1498 North Avenue

Vanicky 5, Inc.

Waive Sideyard and Fencing Regulations

- Staff Comments Read Into Record
- Certificates of Mailings Submitted
- Hardship – Pre-existing non-conforming structure

Attorney Rosati, representing the petitioners, discussed the proposed addition to the day care center and variances needed. Submitted letter from neighbor in favor of addition. Discussed proposed signage and noted there is plenty of on-site parking. Submitted letters from State of Connecticut Office of Early Childhood, State of Connecticut Grant Award, letters and petitions signed by students and neighbors, State of Connecticut Department of Public Health approval,

and NAEYC Accreditation. This will accommodate sixteen (16) additional students. Commissioners discussed signage. Letter in opposition was entered into record.

Seeing no members of the public speaking in favor or opposition of the project, Ms. Collier made a motion to close the petition. The motion was seconded by Mr. Hyatt. The motion carried unanimously.

Petition 3

585 Hilltop Drive

Douglas Ziman

Waive fencing height

- Staff Comments Read Into Record
- Certificates of Mailings Submitted
- Hardship – Corner Lot

Mr. Ziman discussed the need for fencing and noted trees would be replaced by fencing .

Seeing no members of the public speaking in favor or opposition of the project, Ms. Collier made a motion to close the petition. The motion was seconded by Ms. Brooks. The motion carried unanimously.

Petition 4

219 Crown Street

Victoria Capozzi

Waive Building Coverage

- Staff Comments Read Into Record
- Certificates of Mailings
- Hardship – Small Lot and Layout of House

Ms. Capozzi would like a half-bath addition to the house. **Seeing no members of the public speaking in favor or opposition of the project, Ms. Collier made a motion to close the petition. The motion was seconded by Mr. Hyatt. The motion carried unanimously.**

Petition 5

430 Seabreeze Drive

Douglas Balakier

Waive Building Coverage

- Staff Comments Read Into Record
- Certificates of Mailings Submitted
- Shape of Lot

Mr. Balakier discussed erecting garage on property. Commissioners discussed attached vs. detached garage. **Seeing no members of the public speaking in favor or opposition of the project, Ms. Brooks made a motion to close the petition. The motion was seconded by Ms. Collier. The motion carried unanimously.**

Petition 6 & 7
45 Cherry Street and Cherry Street Lot 6
Scott Reynolds and Robin Knowles
Waive Area Coverage and Building Coverage

- Staff Comments Read Into Record
- Certificates of Mailing Submitted
- Hardship – Size and Shape of Lot

Attorney Knott, representing petitioners, submitted and referred to photos, site plan, site map from 1915, deed, tax map for the Town of Stratford, Assessors Card for house and lot, tax bills for house and lot, sewer map, photos of proposed structure and information on the approval of Euerle Street property.

Members of the public speaking in opposition of petition:

- Ms. Cox, Cherry Street, submitted petitions and photos
- Mr. Lichenburger, 61 Cherry Street, spoke of past meeting with potential builder
- Ms. Lichenburger, 61 Cherry Street, discussed separation between homes
- Resident of 40 Cherry Street discussed access for emergency vehicles

Attorney Knott reviewed side-yard variances, parking, taxes, sewer capacity and property on Euerle Street.

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

Ms. Collier made a motion to close the Public Hearing. The motion was seconded by Mr. Kelemen. The Public Hearing closed at 8:36 p.m.

Administrative Session
Petition 1
1858 Broadbridge Avenue
Brian Stirbis
Fence Height Waiver

Mr. Kelemen made a motion to take 1858 Broadbridge Avenue off the table. The motion was seconded by Mr. Collier. The motion carried unanimously. Mr. Kelemen noted this is a busy street and there are no site line issues. **Mr. Kelemen made a motion to approve 1858 Broadbridge Avenue. The motion was seconded by Ms. Collier. The motion carried unanimously.**

**Petition 2
1498 North Avenue
Vanicky 5, Inc.**

Waive Sideyard and Fencing Regulations

Mr. Hyatt made a motion to take 1498 North Avenue off the table. The motion was seconded by Ms. Brooks. The motion carried unanimously.

Mr. Hyatt is concerned about signage – tastefully done but excessive. Commissioners discussed size and placement of signage.

Mr. Hyatt made a motion to table 1498 North Avenue until the end of the meeting. The motion was seconded by Ms. Brooks. The motion carried unanimously.

**Petition 3
585 Hilltop Drive
Douglas Ziman
Waive fencing height**

Ms. Collier made a motion to take 585 Hilltop Drive off the table. The motion was seconded by Ms. Brooks. The motion carried unanimously.

Mr. Kelemen noted the hemlock trees are taller than the proposed fencing and the fencing will be set-back appropriately from the road.

Mr. Kelemen made a motion to approve 585 Hilltop Drive. The motion was seconded by Ms. Brooks. The motion carried unanimously.

**Petition 4
219 Crown Street
Victoria Capozzi
Waive Building Coverage**

Mr. Hyatt made a motion to take 219 Crown Street off the table. The motion was seconded by Ms. Collier. The motion carried unanimously.

Noting this is a reasonable request, Mr. Hyatt made a motion to approve 219 Crown Street. The motion was seconded by Ms. Collier. The motion carried unanimously.

**Petition 5
430 Seabreeze Drive
Douglas Balakier
Waive Building Coverage**

Ms. Brooks made a motion to take 430 Seabreeze Drive off the table. The motion was seconded by Ms. Collier. The motion carried unanimously. Commissioners discussed shape of lot and noted there would be no coverage issues.

Mr. Kelemen made a motion to approve 430 Seabreeze Drive. The motion was seconded by Ms. Collier. The motion carried unanimously.

Petition 6 & 7
45 Cherry Street and Cherry Street Lot 6
Scott Reynolds and Robin Knowles
Waive Area Coverage and Building Coverage

Ms. Hyatt made a motion to take 45 Cherry Street and Cherry Street Lot 6 off the table. The motion was seconded by Ms. Collier. The motion carried unanimously. Commissioners noted that many issues need to be addressed.

Ms. Brooks made a motion to table 45 Cherry Street and Cherry Street Lot 6. The motion was seconded by Mr. Hyatt. The motion carried unanimously.

Petition 2
1498 North Avenue
Vanicky 5, Inc.
Waive Sideyard and Fencing Regulations

Attorney Rosati informed the Commission that the petitioners are willing to negotiate on signage and that signage proposed by Commission is acceptable.

Ms. Brooks made a motion to approve 1498 North Avenue with the stipulation that signage be no more than 8 square feet and be set-back 20' from road. The motion was seconded by Ms. Collier. The motion carried unanimously.

Approval of Minutes – Ms. Collier made a motion to approve the minutes of May 5th. The motion was seconded by Mr. Kelemen. The motion carried unanimously.

C.A.M Site Plan – No Report

Members Concerns/Comments – Mr. Lorentson informed the Commissioners that there will not be an August meeting.

Adjournment – There being no further items to discuss, Ms. Collier made a motion to adjourn the meeting. The motion was seconded by Ms. Brooks. The meeting was adjourned at 9:04 p.m.

Respectively Submitted,

Gail Decilio
Recording Secretary

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