

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

**July 7, 2015**

The Board of Zoning Appeals held a Public Hearing and Administrative Meeting on Tuesday, July 7, 2015 in Council Chambers of Stratford Town Hall, Main Street, Stratford, Ct per notice duly posted.

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

**Alternates Present:** Mr. Fredette, Mr. Grega

**Members Absent:** Ms. Collier, Ms. Brooks

**Others:** Mr. Lorentson

**Call to Order:** Chairman Dempsey called the Public Hearing to order at 7:00 p.m.

**Petition 1**

**185 Euclid Avenue**

**Teresita Pastorelle**

**Waive Fence Height**

- Certificates of Mailings Submitted
- Submitted Photos
- Submitted Police Report
- Hardship – Privacy Issue

Ms. Pastorelle, petitioner, noted higher fence would be for safety and privacy.

Mr. Worhel, neighbor, discussed property dispute and fence.

Ms. Palmer, friend of petitioner, spoke in favor of 8' fence.

**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**

**3563-3589 Main Street**

**T & J Realty, inc.**

**Waive parking, density, storage and outdoor recreation**

- Certificates of Mailings Submitted
- Submitted photos
- Submitted correspondence from Paradise Green Realty LLC, Clough's Hardware and other businesses in Green in favor of project
- Submitted copy of assessor's card, copy of deed and two (2) tax bills
- Hardship – Non-conforming property

Nick Owens, representing petitioner, discussed history of property, parking, storage space, open space and density. Noted no negative comments from the Health and Fire Departments'. Mr. Owens read Police Department comments into record. Commissioners questioned sewer hook-up, indoor storage and assigned parking.

**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. Hyatt. The motion carried unanimously.**

**Petition 3**

**102 Canaan Road**

**Richard Donnelly**

**Waive Front Setback**

- Certificates of Mailings Submitted
- Hardship – Lack of parking

Mr. Donnelly, petitioner, discussed the parking problem on the street. Mr. Kelemen discussed the variance and the size of the garage . **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. Hyatt. The motion carried unanimously.**

**Petition 4**

**137 Ryegate Terrace**

**Joseph & Jill DeMartino**

**Waive Read Setback**

- Certificates of Mailings
- Hardship – Location of garage creates hardship

Petitioners discussed addition and garage location. **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. Grega. The motion carried unanimously.**

**Petition 5**

**478 Prospect Drive**

**Aimee Sprogis**

**Fence Waiver**

- Certificates of Mailings Submitted
- Hardship – safety and corner lot

Ms. Sprogis, petitioner, discussed site plan, sight line and type of 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 Mr. Fredette. The motion carried unanimously.**

**Mr. Kelemen made a motion to close the Public Hearing. The motion was seconded by Mr. Fredette. The Public Hearing closed at 8:18 p.m.**

**Administrative Session**

**Petition 1**

**185 Euclid Avenue**

**Teresita Pastorelle**

**Waive Fence Height**

Mr. Grega made a motion to take 185 Euclid Avenue Avenue off the table. The motion was seconded by Mr. Fredette. The motion carried unanimously. Mr. Grega feels this fence will make better neighbors. **Mr. Grega made a motion to approve 185 Euclid Avenue with the stipulation that fencing is 25' from the property line and the height is 8'. The motion was seconded by Mr. Hyatt. The motion carried unanimously.**

**Petition 2**

**3563-3589 Main Street**

**T & J Realty, inc.**

**Waive parking, density, storage and outdoor recreation**

Mr. Hyatt made a motion to take 3563-3589 Main Street off the table. The motion was seconded by Mr. Grega. The motion carried unanimously. **Mr. Fredette made a motion to approve the petition with the stipulation that residents park in the rear. The motion was seconded by Chairman Dempsey.** Mr. Hyatt discussed lack of parking in the area. Being this is such a large request, Mr. Kelemen would like to table it until the next meeting of the Board of Zoning Appeals. **Mr. Fredette withdrew his motion to approve and made a motion to table 3563-3589 Main Street. The motion was seconded by Chairman Dempsey. The motion carried unanimously.**

**Petition 3**

**102 Canaan Road**

**Richard Donnelly**

**Waive Front Setback**

Mr. Fredette made a motion to take 102 Canaan Road off the table. The motion was seconded by Mr. Grega. The motion carried unanimously. **Noting other houses in the area have garages, Mr. Grega made a motion to approve 102 Canaan Road. The motion was seconded by Mr. Fredette. The motion carried unanimously.**

**Petition 4**  
**137 Ryegate Terrace**  
**Joseph & Jill DeMartino**  
**Waive Rear Setback**

Mr. Fredette made a motion to take 137 Ryegate Terrace off the table. The motion was seconded by Mr. Kelemen. The motion carried unanimously. Mr. Kelemen noted this is similar to the last two petitions. **Mr. Kelemen made a motion to approve 137 Ryegate Terrace. The motion was seconded by Mr. Grega. The motion carried unanimously.**

**Petition 5**  
**478 Prospect Drive**  
**Aimee Sprogis**  
**Fence Waiver**

Mr. Grega made a motion to take 478 Prospect Drive off the table. The motion was seconded by Mr. Fredette. The motion carried unanimously. Mr. Fredette does not see a problem with this fence. **Mr. Grega made a motion to approve 478 Prospect Drive. The motion was seconded by Mr. Fredette. The motion carried unanimously.**

**Items Listed on Public Hearing Agenda Dated June 2, 2015:**

- 1) **45 Cherry Street** – Tabled until meeting of September 1, 2015.

**Approval of Minutes** – Mr. Fredette made a motion to approve the minutes of June 2nd. The motion was seconded by Mr. Hyatt. The motion carried unanimously.

**C.A.M Site Plan** – No Report

**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 Mr. Grega. The meeting was adjourned at 8:36 p.m.

Respectively Submitted,

Gail Decilio  
Recording Secretary

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