

Board of Zoning Appeals Public Hearing and Administrative Meeting

September 1, 2015

The Board of Zoning Appeals held a Public Hearing and Administrative Meeting on Tuesday, September 1, 2015 in Council Chambers of Stratford Town Hall, Main Street, Stratford, Ct per notice duly posted.

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

Alternates Present: Mr. Fredette, Mr. Grega

Members Absent: Chairman Dempsey, Ms. Collier

Others: Mr. Lorentson

Call to Order: In the absence of Chairman Dempsey, Mr. Fredette called the Public Hearing to order at 7:00 p.m.

Petition 1

235 Dover Street

Theadore Gallon

Waive Side Setback

- Certificates of Mailings Submitted
- Hardship – Nonconforming house

Mr. Gallon, petitioner, wants to add deck to residence which is already 3.2' from property line. Deck will be in back and length of house.

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 Mr. Hyatt. The motion carried unanimously.

Petition 2 & 3

105 Washington Parkway Lots 310 & 311

Joseph Sansone

Waive Side Setback & Lot Width

Nick Owens, representing the petitioner, submitted the following into record:

- Certificates of Mailings
- Deed dated 7/30/1927
- Deed designating 50x150' Lot dated 8/25/1924
- Quick Claim Deed dated 5/27/2004
- Portion of Sewer Map
- Tax Bill 8/18/2015
- Street Map Depicting lots 310 & 311
- Air View of Property

- Pictures of two family house and proposed one family lot
- Hardship – Size, shape of lot – pre-existing non-conforming since 1911

Mr. Owens noted this petition is similar but not exact to previously denied petition. Drew pictorial of lot and proposed placement of house. Discussed Connecticut Land Use Seminar and Booklet referring to “Doctrine of Fundamental Fairness” pages 102-104. Commissioners discussed parking, staff comments, wall to be built on side of new home and FEMA requirements.

Resident of 106 Washington Parkway spoke in opposition of this petition noting flooding of area. Letter from K. Takacs submitted in opposition of this project.

Seeing no other 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 4
2110 Main Street
Rev. Thomas Lynch
Waive Fence Height**

- Certificates of Mailings Submitted
- Hardship – Safety Reasons

Mr. & Mrs. Hoekenga discussed tree damage, proposed fencing and placement of fencing.

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

**Petition 5
1601 South Avenue
Gary Taylor
Waive Front Setback**

- Certificates of Mailings submitted
- Hardship – New home went over setback

Mr. Taylor, petitioner, discussed modular home and porch. **Seeing no 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 Mr. Grega. The motion carried unanimously.**

Petition 6
2067 Barnum Avenue & 488 Thompson Street
2067 Barnum Avenue LLC
Waive parking, lot area and recreational space

- Certificates of Mailings Submitted
- Submitted similar Special Case applications
- Hardship – pre-existing non-conforming lot

Attorney Rosati, representing petitioner, discussed the project noting footprint will remain the same. Mr. Ridge, petitioner, discussed type of business which will be in building and dumpster placement.

Mr. Rakunis spoke in opposition of the project noting parking situation.

Seeing no other 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 Mr. Hyatt. The motion carried unanimously.

Petition 7
1350 Barnum Avenue (AKA 1370 Barnum Avenue)
Patrick Huyge/Site Enhancement Services
Waive Sidewall Signage

- Submitted Certificates of Mailings
- Lease Exhibit

Mr. Huyge, petitioner, distributed and reviewed recommended signage letterset, monument and site plan. Discussed square footage of wall signage. Commission members discussed signage.

Seeing no 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. Brooks made a motion to close the Public Hearing. The motion was seconded by Mr. Grega. The Public Hearing closed at 8:25 p.m.

Administrative Session
Petition 1
235 Dover Street
Theadore Gallon
Waive Side Setback

Ms. Brooks made a motion to take 235 Dover Street off the table. The motion was seconded by Mr. Grega. The motion carried unanimously. Commissioners discussed the character of the neighborhood as being non-conforming. **Ms. Brooks made a motion to approve 235 Dover Street. The motion was seconded by Mr. Grega. The motion carried unanimously.**

Petition 2 & 3
105 Washington Parkway Lots 310 & 311
Joseph Sansone
Waive Side Setback & Lot Width

Mr. Hyatt made a motion to take 105 Washington Parkway Lots 310 & 311 off the table. The motion was seconded by Ms. Brooks. The motion carried unanimously. Commissioners discussed pre-existing 2-family house, 50x150' lots in area and FEMA issues. **Mr. Kelemen made a motion to approve 105 Washington Parkway Lots 310 & 311 with the stipulation that house on lot 311 be 15' from property line on lot 310. The motion was seconded by Mr. Grega. The motion carried unanimously.**

Petition 4
2110 Main Street
Rev. Thomas Lynch
Waive Fence Height

Mr. Fredette made a motion to take 2110 Main Street off the table. The motion was seconded by Mr. Grega. The motion carried unanimously. Commissioners discussed shrubbery and garbage enclosure. Mr. Lorentson noted the Engineering Department will verify that fencing be on church property. **Mr. Grega made a motion to approve 2110 Main Street. The motion was seconded by Ms. Brooks. The motion carried unanimously.**

Petition 5
1601 South Avenue
Gary Taylor
Waive Front Setback

Mr. Grega made a motion to take 1601 South Avenue off the table. The motion was seconded by Ms. Brooks. The motion carried unanimously. **Noting this is a small porch, Mr. Grega made a motion to approve 1601 South Avenue. The motion was seconded by Mr. Hyatt. The motion carried unanimously.**

Petition 6
2067 Barnum Avenue & 488 Thompson Street
2067 Barnum Avenue LLC
Waive parking, lot area and recreational space

Ms. Brooks made a motion to take 2067 Barnum Avenue & 488 Thompson Street off the table. The motion was seconded by Mr. Grega. The motion carried unanimously. Ms. Brooks is concerned with the parking but likes the project. **Ms. Brooks made a motion to approve 2016 Barnum Avenue & 488 Thompson Street. The motion was seconded by Mr. Grega. The motion carried unanimously.**

Petition 7
1350 Barnum Avenue (AKA 1370 Barnum Avenue)
Patrick Huyge/Site Enhancement Services
Waive Sidewall Signage

Mr. Grega made a motion to take 1350 Barnum Avenue off the table. The motion was seconded by Mr. Kelemen. The motion carried unanimously. Mr. Hyatt voiced his concern about the size of the signage. **Mr. Kelemen made a motion to approve 1350 Barnum Avenue with the stipulation that no other signage be allowed on property other than three (3) approved signs and illumination of signage be turned off two (2) hours after close of business. The motion was seconded by Ms. Brooks. The motion carried 4-1 with Mr. Hyatt in opposition.**

Items listed on Public Hearing Agenda dated June 2, 2015:

- a) 45 Cherry Street – Lot 5
- b) 45 Cherry Street – Lot 6

Mr. Kelemen made a motion to table this petition to next months' meeting. The motion was seconded by Ms. Brooks. The motion carried unanimously.

Items listed on Public Hearing Agenda dated July 7, 2015:

3563-3589 Main Street
T & J Realty, Inc.

Mr. Kelemen made a motion to take 3563-3589 Main Street off the table. The motion was seconded by Mr. Hyatt. The motion carried unanimously. Mr. Fredette noted he has spoken to business owners in area about parking. Plenty of parking in rear of businesses in this area. Commissioners discussed snow removal. **Mr. Kelemen made a motion to approve 3563-3589 Main Street with the stipulations that signage to direct people to the rear of the building be implemented, designated tenant parking spaces be put in place and private snow removal be implemented. The motion was seconded by Mr. Hyatt. The motion carried unanimously.**

Approval of Minutes – Mr. Kelemen made a motion to approve the minutes of July 7th. The motion was seconded by Mr. Grega. The motion carried unanimously.

C.A.M Site Plan – No Report

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. Hyatt. The meeting was adjourned at 9:05 p.m.

Respectively Submitted,

Gail Decilio
Recording Secretary

