

Board of Zoning Appeals Public Hearing and Administrative Meeting

December 1, 2015

The Board of Zoning Appeals held a Public Hearing and Administrative Meeting on Tuesday, December 1, 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. Brooks, Mr. Grega sitting for Ms. Collier

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 7:03 p.m.

Petition 1

96-140 West Beach Drive (Formally 95 West Beach Drive)

Mr. Gorlo

Waive: Sideyard and setback

Mr. Lorentson read into record letter from offices of Attorney's Shipman & Goodwin requesting a continuance until the January 5th meeting of the Board of Zoning Appeals in order for Mr. Gorlo, petitioner, to prepare a response to neighbor comments. **Mr. Fredette made a motion to continue 96-140 West Beach Drive until January 5, 2016. The motion was seconded by Mr. Hyatt. The motion carried unanimously.**

Petition 2

392 Huntington Road

Mariano Flores

Waive: Two sideyard setbacks

Submitted:

- Certificates of Mailings

Mr. Flores, petitioner, informed the Commission that he would like to build a garage and add an addition to replace the deck.

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 3
200 East Main Street
203 Urgent Care
Waive: Section 16.6.5.2

Submitted:

- Certificates of Mailings
- Letter from property owner

Representative from Urgent Care relayed the need for additional signage for emergency vehicles.

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 4
114-116 Horace Street
Tom & Jen Hajek
Waive: Setback and building height

Submitted:

- Certificates of Mailings
- Letter from neighbors

Mr. Hajek, petitioner, described his need for a 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. Kelemen. The motion carried unanimously.

Petition 5
2319 Nichols Avenue
Matthew & Kathleen Miner
Waive: Size of accessory apartment

Submitted:

- Certificates of Mailings
- Photos of property and in-law apartment
- Survey
- Hardship: size and shape of lot

Attorney, representing petitioner, noted the apartment is 911 sq. ft. which is larger than the maximum of 800 sq. ft. but being that the property is over ½ of an acre the coverage is less than 25%. He noted the petitioners have a buyer for the property who will use as an in-law apartment. He discussed Mr. Lorentson's comments and noted the new owners will have to

file an approval application. Attorney Knott also thanked Mr. Kelemen and Mr. Hyatt for being fair in considering past applications which he has presented.

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.

Mr. Fredette made a motion to close the Public Hearing at 7:28 p.m. The motion was seconded by Mr. Grega. The motion carried unanimously.

Administrative Session

Petition 1

96-140 West Beach Drive (Formally 95 West Beach Drive)

Mr. Gorlo

Waive: Sideyard and setback

Will be heard at the January 5th Public Hearing.

Petition 2

392 Huntington Road

Mariano Flores

Waive: Two sideyard setbacks

Mr. Grega made a motion to take 392 Huntington Road off the table. The motion was seconded by Mr. Hyatt. The motion carried unanimously. **Mr. Grega feels this will improve the property and made a motion to approve 392 Huntington Road. The motion was seconded by Mr. Hyatt. The motion carried unanimously.**

Petition 3

200 East Main Street

203 Urgent Care

Waive: Section 16.6.5.2

Mr. Hyatt made a motion to take 200 East Main Street off the table. The motion was seconded by Mr. Fredette. The motion carried unanimously. Mr. Hyatt noted that even though he is against additional signage he feels an emergency facility needs this signage. **Mr. Hyatt made a motion to approve 200 East Main Street. The motion was seconded by Mr. Fredette. The motion carried unanimously.**

Petition 4
114-116 Horace Street
Tom & Jen Hajek

Waive: Setback and building height

Mr. Kelemen made a motion to take 114-116 Horace Street off the table. The motion was seconded by Mr. Fredette. The motion carried unanimously. Mr. Kelemen feels the garage is significantly larger than what should be there but there are no issues with neighbors. **Mr. Kelemen made a motion to approve 114-116 Horace Street. The motion was seconded by Mr. Grega. The motion carried unanimously.**

Petition 5
2319 Nichols Avenue
Matthew & Kathleen Miner

Waive: Size of accessory apartment

Mr. Grega made a motion to take 2319 Nichols Avenue off the table. The motion was seconded by Mr. Hyatt. The motion carried unanimously. **Mr. Grega made a motion to approve 2319 Nichols Avenue with the stipulation that no business be run at this location. The motion was seconded by Mr. Fredette. The motion carried unanimously.**

Approval of Minutes – Mr. Grega made a motion to approve the minutes of October 6th . The motion was seconded by Mr. Fredette. The motion carried unanimously.

C.A.M Site Plan –

- 1) **96-140 West Beach Drive** – Postponed until January 5th

Schedule of Meetings for 2016 – Meetings will be held the first Tuesday of the month except for November. **Mr. Fredette made a motion to approve the meeting schedule for 2016. The motion was seconded by Mr. Grega. The motion carried unanimously.**

Members Concerns/Comments – Members complimented Mr. Hyatt and Mr. Kelemen for their service on the Board of Zoning Appeals. Members also thanked Mr. Lorentson for his thirty-one (31) years of service and guidance on the board.

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 7:40 p.m.

Respectively Submitted,

Gail Decilio
Recording Secretary

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