

Board of Zoning Appeals Public Hearing and Administrative Meeting

May 3, 2016

The Board of Zoning Appeals held a Public Hearing and Administrative Meeting on Tuesday, May 3, 2016 in Council Chambers of Stratford Town Hall, Main Street, Stratford, Ct per notice duly posted.

Members Present: Chairman Dempsey, Mr. Fredette sitting for Ms. Brooks, Ms. Young, Mr. Dausilio, Mr. Hojdich

Alternates Present: Mr. Fredette, Mr. Grega

Members Absent: Ms. Brooks

Others: Mr. Habansky, Planning and Zoning Administrator

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

Petition 1

1623 & 1625 Stratford Avenue

Declan Mahar

Waive: Required parking spaces

Petition of Declan Mahar to waive required parking from 34 spaces to 8 spaces in order to convert building into a restaurant on property located in a CA District. Hardship: Pre-existing non-conforming lot – structure built before current zoning regulation – Attorney Knott, representing petitioner, submitted for record and reviewed photographs of proposed Pizzaco establishment, revised site plan, seating calculation chart, letters of support from D. Kryzanski and D. Berliner, Redco Audio, Inc., Zoning Regulation 12.2, parking agreement with Redco Audio, assessors map, assessors card for Redco property, aerial photograph of property and letter of intent from 1581 Stratford Avenue regarding parking. Attorney Knott discussed trash receptacle, comments from John Casey, Town Engineer, in reference to sidewalks (streetscape improvements). Coordination efforts will be made with Town Engineering office for improvements and a petition to the Traffic Commission regarding sidewalks will be implemented. He noted hardship is the size of the property and the fixed structures on the property.

Ms. Young discussed parking and questioned as to why Town Engineers' comments were submitted to the Zoning Commission and not to the Board of Zoning Appeals. She also questioned the neighbor who complained at the last Public Hearing.

Mr. Hojdich discussed parking, lighting and signage.

Mr. Dausilio discussed front and rear parking, handicapped parking and short term parking spaces.

Seeing no members of the public speaking in favor or opposition of the application, Mr. Fredette made a motion to close 1623 & 1625 Stratford Avenue. The motion was seconded by Mr. Hojdich. The motion carried unanimously.

Petition 2

225 Reed Street

Ann M. Repasi

Waive: Side Setback

225 Reed Street – Petition of Ann M. Repasi to waive the side setback from 10’ to 3.3’ to permit the construction of a pool on a property located in an RS-4 District. Hardship: Property too narrow to fit the pool appropriately. – Ann Repasi, petitioner, submitted Certificates of Mailings. She discussed dismissal of application last year. Ms. Repasi submitted for the record Doughboy pool pamphlet and photographs of the property. She discussed the proposed location of the pool filter. She noted her hardship was the size of the lot.

Resident of 235 Reed Street spoke in opposition of the application. She submitted for the record letter of opposition, insurance policy, potential water capacity of pool and photographs of her property.

Seeing no other members of the public speaking in favor or opposition of this application, Mr. Fredette made a motion to close 225 Reed Street. The motion was seconded by Mr. Hojdich. The motion carried unanimously.

Mr. Fredette made a motion to close the Public Hearing. The motion was seconded by Mr. Dausilio. The Public Hearing closed at 7:15 p.m.

Administrative Session

Petition 1

1623 & 1625 Stratford Avenue

Declan Mahar

Waive: Required parking spaces

Petition of Declan Mahar to waive required parking from 34 spaces to 8 spaces in order to convert building into a restaurant on property located in a CA District. Hardship: Pre-existing non-conforming lot – structure built before current zoning regulation. – Mr. Fredette made a motion to take 1623 & 1625 Stratford Avenue off the table. The motion was seconded by Mr. Hojdich. The motion carried unanimously. Mr. Hojdich thanked the applicant for addressing all issues raised at the last meeting. Mr. Dausilio is concerned with the existing on-site parking and feels it will cause safety issues. **Mr. Hojdich made a motion to approve 1623 & 1625 Stratford Avenue with the stipulations that signage be installed for pedestrian crossing, lighting of driveway and lighting of neighboring lot. Ms. Young made a friendly amendment**

to include lighting of employee parking area. The motion was seconded by Mr. Fredette. The motion carried 4-1 with Mr. Dausilio in opposition.

Petition 2

225 Reed Street

Ann M. Repasi

Waive: Side Setback

225 Reed Street – Petition of Ann M. Repasi to waive the side setback from 10’ to 3.3’ to permit the construction of a pool on a property located in an RS-4 District. Hardship: Property too narrow to fit the pool appropriately – Ms. Young made a motion to take 225 Reed Street off the table. The motion was seconded by Mr. Dausilio. The motion carried unanimously. Ms. Young feels this is a self-created hardship and petitioner fails to demonstrate an adequate hardship. Chairman Dempsey noted hardship is the size of this lot. **Mr. Fredette made a motion to approve 225 Reed Street. The motion was seconded by Mr. Hojdich. The motion carried 4-1 with Ms. Young in opposition.**

Approval of Minutes - Mr. Fredette made a motion to approve the minutes of April 5th. The motion was seconded by Mr. Hojdich. The motion carried unanimously.

C.A.M Site Plan – None

Members Concerns/Comments – None

Adjournment – There being no further items to discuss, Mr. Dausilio made a motion to adjourn the meeting. The motion was seconded by Ms. Young. The meeting was adjourned at 8:06 p.m.

Respectively Submitted,

Gail Decilio
Recording Secretary

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