

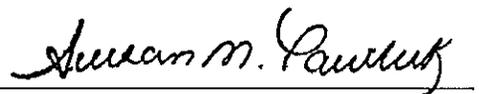
ANY INDIVIDUAL WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE ADA COORDINATOR, AT 385-4020 OR 385-4022 (TDD) 5 DAYS BEFORE THE MEETING IF POSSIBLE.

NOTICE

Pursuant to the direction of Stephanie Philips Chairman, you are hereby notified of a ZONING COMMISSION Administrative Session to be held Tuesday evening, August 30, 2016 in the Council Chambers, Town Hall, immediately following the public hearing scheduled for 7:00 P.M. in Council Chambers, Town Hall, to act on matters listed on the attached agenda.



Planning & Zoning Administrator

ATTEST: 

Town Clerk

DATED IN STRATFORD, CONNECTICUT THIS SEVENTIETH DAY OF AUGUST 2016

DISTRIBUTION:

- Town Clerk - posted
- Commission - mailed
- Mayor's Office - delivered

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2016 AUG 17 AM 9:08
STRATFORD TOWN CLERK
C

INDIVIDUAL WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE ADA COORDINATOR, AT 385-4020 OR 385-4022 (TDD) 5 DAYS BEFORE THE MEETING IF POSSIBLE.

ZONING COMMISSION
WORK AGENDA

Date: August 30, 2016
Time:
Place: Council Chambers, Town Hall

MEMBERS PRESENT:
MEMBERS ABSENT:
ALTERNATES PRESENT:
ALSO PRESENT:

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PETITION

443 KING ST. - MERRILL ANDERSON CO. INC. - (Change of zone from an RS-4 to an LB District)
(P.H. 7/26/16) Continued to 8/30/16 9/29//16

MOTION OFF TABLE: _____

MOTION TO A/D: _____

SECOND _____

1166 BARNUM AVE. - MERRILL ANDERSON CO. INC. (To amend §6.1)
(P.H. 7/26/16) Continued to 8/30/16 9/29//16

MOTION OFF TABLE: _____

MOTION TO A/D: _____

SECOND _____

1166 BARNUM AVE & 443-445 KING ST. -MERRILL ANDERSON CO. INC. (Approval of a Special Case)
(P.H. 7/26/16) Continued to 8/30/16 9/29//16

MOTION OFF TABLE: _____

MOTION TO A/D: _____

SECOND _____

2278 MAIN ST. - SHERRY FRANK – (Special Case as required by §14.2.2 & §20)

(P.H. 8/30/16) 11/3/16

MOTION OFF TABLE: _____

MOTION TO A/D: _____

SECOND _____

900 ACCESS RD. - BURNS FAMILY LIMITED PARTNERSHIP- (Special Case as required by §7.1.7.1, §7.1.7.2, §10.1.3.1, & §20)

(P.H. 8/30/16)

MOTION OFF TABLE: _____

MOTION TO A/D: _____

SECOND _____

795 JAMES FARM RD. - 500 NORTH AVENUE, LLC (To amend the Zoning Regulations by creating a new Section 28 entitled “Julia Ridge Housing Opportunity Development Zone” in an RS-1 District) Continued to 5/31/16

(P.H. 4/26/16) 6/30/16

MOTION OFF TABLE: _____

MOTION TO A/D: _____

SECOND _____

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795 JAMES FARM RD. - 500 NORTH AVENUE, LLC (To change the zone of a portion of the property, as shown on the site plan dated June 10, 2015, completed by Rose Tiso & Co., from an RS-1 District to the proposed Julia Ridge Housing Opportunity Development Zone) Continued to 5/31/16
(P.H. 4/26/16) 6/30/16

MOTION OFF TABLE: _____

MOTION TO A/D: _____

SECOND _____

795 JAMES FARM RD. - 500 NORTH AVENUE, LLC (For the approval of a site plan under the proposed Section 28 of the Zoning Regulations in order to construct a seventy-two (72) unit affordable housing development pursuant to Section 8-30g of the State Statutes, on a property located in an RS-1 District) Continued to 5/31/16
(P.H. 4/26/16) 6/30/16

MOTION OFF TABLE: _____

MOTION TO A/D: _____

SECOND _____

OTHER WORK

1. APPROVAL OF MINUTES - July 12, 2016
- August 9, 2016

2. DISCUSSION

- 1) 795 James Farm Rd (all 3 appl's) IF NEEDED
- 2) 1254-1264 Linden Ave – 18 month extension for submitting Final Plans for retail center.
- 3) 3044 Main St. – Filing of Final Plans
- 4) 170 Oronoque Ln – 18 month extension to receive permits
- 5) 411 Barnum Ave. Cut-Off – Fright Haven

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3. C.A.M. SITE PLAN REVIEW
 1. 900 Access Road

4. ZONING ENFORCEMENT STUDY (complaints, etc.)

5. ACCESSORY APARTMENT APPLICATIONS

6. SEDIMENT & EROSION CONTROL APPLICATIONS

7. PLANNING PROJECTS
 - 1) Greenway

8. GOAL SETTINGS
 - 1) Signs
 - 2) SAEP Property
 - 3a Medical Marijuana Moratorium- Previously considered regulations
 - 3b Methadone Clinic Moratorium
 - 4) Parking
 - 5) Recommendations to Town Council - Request sidewalk repair and address Flooding issue on Hamilton Ave.
 - 6) Other

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NEXT MEETINGS:

Administrative Session Tuesday evening
 September 13, 2016 7:00 P.M. Council Chambers
 Town Hall
 Public Hearing, Tuesday evening,
 September 27, 2016 7:00 P.M. Council Chambers, Town
 Hall