

Zoning Commission Public Hearing and Administrative Meeting

February 24, 2015

The Zoning Commission held a Public Hearing and Administrative Meeting on Tuesday, February 24, 2015 in Council Chambers of Stratford Town Hall, Stratford, Ct per notice duly posted.

Members Present: D. Fuller, A. Llewelyn, L. Pepin, L. Manos, T. Smith

Also Present: G. Lorentson

Members Absent: None

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

Public Hearing

Mr. Llewelyn made a motion to waive the rules and take petition #4 900 Longbrook Avenue out of order. The motion was seconded by Ms. Pepin. The motion carried unanimously.

900 Longbrook Avenue – Petition of the Town of Stratford for approval of a Special Case under Sections 4.1.6 and 20 of the Zoning Regulations in order to perform renovations to the parking lot on property located in an RS-4 District – Sgt. D. Gugliotti, representing the Police Department, submitted Certificates of Mailings. He discussed Zoning comments, proposed renovations and lighting. Noted renovation will create fifty (50) additional parking spaces. Mr. Lorentson referred to the site map and noted Commissioners may want to see final plans. Discussion of the car port and fencing ensued. Resident at 52 Belvedere Drive spoke in favor of the project. **Seeing no other members of the public speaking in favor or in opposition of this petition, Ms. Pepin made a motion to close this petition . The motion was seconded by Ms. Manos. The Motion carried unanimously.**

608 Ferry Boulevard – Petition of Wayne Garrick, Architect, for approval of a Special Case under Sections 7.1.1.1 and 20 of the Zoning Regulations in order to convert and office building into nine (9) apartments on property located in a CA District – Mr. Garrick submitted Certificates of Mailings and referring to site map discussed proposed project and traffic patterns in this area. He discussed the Health Department and Conservation’s comments noting they will be completed. In reference to Zoning comments, parking space #1 will be eliminated. Residents of Riverview Place spoke in opposition to this project citing traffic congestion on street and dumpster issues. Pictures of debris were submitted into record.

Mr. Garrick noted this application was recently approved by the Board of Zoning Appeals and exceeds the parking required. He also noted square footage of the building is reduced by 4,000 sq. ft. **Ms. Manos made a motion to close this petition . The motion was seconded by Ms.Pepin. The Motion carried unanimously.**

735 Barnum Avenue Cutoff – Petition of Dizenso Motorsports for approval of location for a limited repairers license on property located in an MA District – Mr. Dizenso, petitioner, noted this will be a basic repair business – no change in use. Seeing no members of the public speaking in favor or opposition of this project, Ms. Pepin made a motion to close this petition. The motion was seconded by Ms. Manos. The Motion carried unanimously.

2283 Main Street – Petition of Andrew Robinson for approval of a Special Case under Sections 4.1.6 and 20 of the Zoning Regulations in order to construct an addition and modifications to the Sterling House on property located in an RS-4 District – Mr. George Perham, Antinozzi and Associates, discussed the site plan and property renovations also noting this will make property ADA accessible. This project has been approved by the Historic Commission and complies with Zoning regulations. Commissioners discussed fire access, parking changes and ADA access. Seeing no members of the public speaking in favor or opposition of this project, Ms. Pepin made a motion to close this petition. The motion was seconded by Ms. Manos. The Motion carried unanimously.

Amendment to the Zoning Regulations – Petition of the Stratford Zoning Commission to amend the Zoning Regulations to extend the moratorium on medical marijuana dispensaries, producers and methadone clinics as described in proposed Section 3.30 – Mr. Lorentson read into record letters from the Planning Commission and Greater Bridgeport Regional Council. Seeing no members of the public speaking in favor or opposition of this project, Mr. Llewelyn made a motion to close this petition. The motion was seconded by Ms. Manos. The Motion carried unanimously.

Ms. Pepin made a motion to close the Public Hearing. The motion was seconded by Ms. Manos. The Public Hearing was closed at 8:26 p.m.

Administrative Session

Chairman Fuller called the Administrative Session to order at 8:28 p.m.

Mr. Llewelyn made a motion to take petitions out of order. The motion was seconded by Ms. Manos. The motion carried unanimously.

735 Barnum Avenue Cutoff – Petition of Dizenso Motorsports for approval of location for a limited repairer’s license on property located in an MA District – Seeing no issues with this petition, Mr. Llewelyn made a motion to approve the petition with the standard stipulations. The motion was seconded by Ms. Pepin. The motion carried unanimously.

2283 Main Street – Petition of Andrew Robinson for approval of a Special Case under Sections 4.1.6 and 20 of the Zoning Regulations in order to construct an addition and modifications to the Sterling House on property located in an RS-4 District – Chairman Fuller noted this project will enhance the community center. The project will also be receiving state monies and has the

Historic Commission's approval. **Ms. Pepin made a motion to approve the petition as proposed. The motion was seconded by Chairman Fuller. The motion carried unanimously.**

900 Longbrook Avenue – Petition of the Town of Stratford for approval of a Special Case under Sections 4.1.6 and 20 of the Zoning Regulations in order to perform renovations to the parking lot on property located in an RS-4 District – Commissioner's discussed proposed renovations. . Mr. Llewelyn made a motion to approve the petition which will include carport over thirteen (13) parking spaces abutting new garage. The motion was seconded by Ms. Pepin. Chairman Fuller made a friendly amendment to stipulate trees and fencing be included. The motion carried unanimously.

608 Ferry Boulevard – Petition of Wayne Garrick, Architect, for approval of a Special Case under Sections 7.1.1.1 and 20 of the Zoning Regulations in order to convert and office building into nine (9) apartments on property located in a CA District – Commissioners discussed opposition to this project and contractor. Mr. Lorentson noted his surprise at opposition to this project given the low density and positive site improvements. He discussed Board of Zoning Appeals variance, and Zoning decision nine (9) years ago to allow eighteen (18) units on this property. It was noted that regulation 5.3 was put in with this site in mind. Mr. Llewelyn made a motion to table this item. The motion was seconded by Chairman Fuller. The motion carried unanimously.

Amendment to the Zoning Regulations – Petition of the Stratford Zoning Commission to amend the Zoning Regulations to extend the moratorium on medical marijuana dispensaries, producers and methadone clinics as described in proposed Section 3.30 – Ms. Pepin made a motion to extend the moratorium for one (1) year (February 5, 2016). The motion was seconded by Chairman Fuller. The motion carried unanimously.

3044 Main Street – Petition of Longbrook Station, LLC to amend the original application to create a new Section 28 entitled "Housing Opportunity Development Zone" (HODZ), change the zone from a CF District to a HODZ and for approval of a site plan in order to construct an affordable housing development under Section 8-30g of the State Statutes – Continuance on March 4, 2015.

Approval of Minutes – Mr. Llewelyn made a motion to approve the minutes of February 17th. The motion was seconded by Ms. Pepin. The motion carried unanimously.

C.A.M. Site Plan Review- None

Zoning Enforcement Study - None

Accessory Apartment Applications – None

Sediment & Erosion Control Applications – None

Planning Projects –

- 1) **Regional Transit Oriented Development Pilot Project** – Mr. Lorentson distributed maps of TOD District and TOD Draft Revisions. He reviewed boundaries and overlay zones. Ms. Meghan Sloan, Greater Bridgeport Regional Council, was available for any questions. **Chairman Fuller made a motion to refer this to other involved agencies and Public Hearing. The motion was seconded by Ms. Pepin. The motion carried unanimously.**
- 2) **Town of Conservation and Development** – Mr. Lorentson noted there is over one hundred (100) action steps. He will send out a matrix within the next few days with information. Chairman Fuller will reach out to the Mayor and Town Council to create an ad hoc committee to prioritize.

200 Oronoque Lane – Discussion of Tower Color – Mr. Lorentson noted Planning Commission suggested color to match sky while Zoning Commission suggested green. The suggestion is galvanized steel. **Chairman Fuller made a motion to have the cell tower be galvanized steel. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

Chairman Fuller made a motion to waive the rules to discuss Rules of Order. Mr. Llewelyn seconded the motion. The motion carried unanimously. Ms. Pepin made a motion to adopt the Rules of Order as stated for the year 2015. The motion was seconded by Mr. Llewelyn. The motion carried unanimously.

Goal Setting

1. Other:

- Commissioner's discussed the installation of the cell tower at Longbrook Park. Chairman Fuller has questioned what constitutes this going to the State Siting Council instead of the Planning or Zoning Commission. Has not heard back as of this date.
- Mayor has signed contract with BSC for Greenway

2. Affordable Housing – will be heard on March 4th.

3. SAEP Property – Army will clean up riverbed.

4. Medical Marijuana – Moratorium extended

5. Signage – Will revisit shortly

6. Parking – Will revisit shortly

There will be a Public Hearing on March 4th in Council Chambers. Administrative Session on March 9th.

There being no further items to discuss, Ms. Pepin made a motion to adjourn the meeting. The motion was seconded by Ms. Manos. The meeting adjourned at 9:42 p.m.

Respectively Submitted,

Gail DeCilio