

# **Special Zoning Commission Public Hearing and Administrative Meeting**

**March 4, 2015**

The Zoning Commission held a Special Public Hearing and Administrative Meeting on Tuesday, March 4, 2015 in Council Chambers of Stratford Town Hall, Stratford, Ct per notice duly posted.

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

**Also Present:** G. Lorentson

**Members Absent:** A. Llewelyn

**Call to Order:** Chairman Fuller called the Public Hearing to order at 7:06 p.m.

Continuation of Hearing held on February 24<sup>th</sup>

## **Public Hearing**

**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** – Attorney Kevin Kelly, representing the Town of Stratford, noted the revised plan continues to warrant public safety risks. The revised plan fails to meet the twenty-five (25) year storm water standards, topography will tend to send water to the Police Department property, inadequate fire safety lane, parking and dumpster will be potential fire threat, issues with snow removal, prime and second entrance to building are too close together, and regulations require ninety-nine (99) parking spaces of which only seventy-six (76) are on the revised plan. For these reasons, Attorney Kelly believes this revised application needs to be denied.

Attorney Constantini distributed exhibits for the record.

Tim Casey, STV engineer, discussed the Longbrook Station Storm Water Storage System noting water would drain to the rear of the site. Mr. Casey distributed and reviewed “Stormwater Runoff from Site” during a 25, 50 and 100 year storm. It was also noted that twenty-five (25) year storm events have been happening more frequently. Commissioners questioned if reasonable modifications could be done to alleviate this problem and if system would need approval from the State of Connecticut.

Rene Basulto, Robson Forensics, discussed access in and out of the building, fire apparatus road dimensions and surface of fire lane. He also noted that the dead end and placement of the trash receptacle violates code. Commissioners questioned the suggested width and length of the access lane and the suggested distance of the trash receptacles to the building.

Brian Lampart, Fire Marshall, agreed to everything discussed by Rene Basulto and added a rear entrance is needed for fire safety. He also noted that the fire access lane is too close to the building and dumpster is also too close to the building creating potential fire hazard. Commissioners questioned weight of equipment to be carried to the back of the building in case of emergency.

Patrick O'Mara, Traffic Engineer STV, discussed traffic patterns in area, required parking (99 spaces required for development of this size) and garbage trucks backing in or out of development.

Attorney Kelly referred to footnote #2 discussing TCD requirement of three (3) acres which this application does not meet. He also discussed the TOD requirement of mixed use which this development also does not meet.

John Popik, Police Department, discussed parking and safety issues, garbage pick-up concerns and Police Department flooding issues. He also discussed the loss of communication if the generator is flooded would cause public and officer safety concerns.

Attorney Kelly referred to comments by Maurice McCarthy, Public Works Director, and all other comments and information which is incorporated into the record. He distributed and reviewed map of Police Department property in conjunction with flooding in that area. He referred to Exhibit #1 "Rainfall Frequency of the United States".

Recess was called at 8:41 p.m.

Resume 8:42 p.m.

Mr. Lorentson read Zoning comments into the record.

A continuation of this Public Hearing will be held on March 9<sup>th</sup>, 2015 in room 213 of Town Hall, Main Street Stratford, CT.

**Seeing no members of the public speaking for or in opposition of this petition, Ms. Pepin made a motion to close the Public Hearing at 8:47 p.m. The motion was seconded by Ms. Manos. The motion carried unanimously.**

### **Administrative Session**

**Mr. Smith made a motion to table all items on the Administration Session agenda. The motion was seconded by Ms. Manos. The motion carried unanimously.**

**Ms. Pepin made a motion to adjourn the meeting. The motion was seconded by Ms. Manos.  
The meeting adjourned at 8:52 p.m.**

Respectively Submitted,

Gail DeCilio