

Special Zoning Commission Public Hearing and Administrative Meeting

March 11, 2015

The Zoning Commission held a Special Public Hearing and Administrative Meeting on Wednesday, March 11, 2015 in the Employee Lounge of Stratford Town Hall, Stratford, Ct per notice duly posted.

Members Present: D. Fuller, L. Pepin, L. Manos, Alternate member Mr. Hojdich sitting for Mr. Smith

Also Present:

Members Absent: A. Llewelyn and Mr. Smith

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

Continuation of Hearing held on March 4th.

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 Bellis summarized the changes that they made which he felt were reasonable and within the scope of rebuttal. Project engineer Manuel Silva explained the drainage modifications which can be made and architect Pat Rose explained that a rear fire access could be provided through the Police Department property and provided answers to other concerns. Attorney Kelly objected to the information presented as he felt the changes were substantive and the Town was being denied the opportunity to review. Attorney Florek felt that it was up to the Commission to determine if the changes were reasonable but he felt they were within the scope of rebuttal.

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 7:59 p.m. The motion was seconded by Ms. Manos. The motion carried unanimously.

Administrative Session

Chairman Fuller called the Administrative Session to order at 8:01 P.M.

Ms. Pepin made a motion to waive the rules to call a special meeting on Monday, March 11, 2015 at 7:00 P.M. to vote on the petition. Mr. Fuller seconded the motion. The motion carried unanimously.

Ms. Pepin made a motion to adjourn the meeting. The motion was seconded by Ms. Manos. The meeting adjourned at 8:03 p.m.

Respectively Submitted,

Gary Lorentson