

Zoning Commission Special Administrative Meeting

March 16, 2015

The Zoning Commission held a Special Administrative Meeting on Monday, March 16, 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, Attorney John Florek

Members Absent: None

Call to Order: Chairman Fuller called the Administrative Meeting to order at 7:00 p.m.

Administrative Session

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 – Left on the table

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 – A motion was made by Ms. Pepin to take this petition off the table. The motion was seconded by Ms. Manos. The motion carried unanimously. Mr. Llewelyn and Mr. Smith both stated that they listened to the tapes of the meetings they missed and reviewed the file. The Commission discussed two draft documents identifying public safety concerns and the applicant’s response to those issues. Attorney Florek reviewed the process for any use of the Police Department property for an emergency fire lane. The Commission discussed the need for a rear fire lane, increased parking, increased storm water storage and other requirements to protect public safety. Mr. Llewelyn made a motion to approve the petition with modifications designed to address the public safety concerns. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Mr. Llewelyn made a motion to table the rest of the agenda. The motion was seconded by Ms. Pepin. The motion carried unanimously.

There being no further items to discuss, Mr. Llewelyn made a motion to adjourn the meeting. The motion was seconded by Ms. Pepin. The meeting adjourned at 7:48 P.M.

Respectively Submitted,

Gary Lorentson