

Zoning Commission Public Hearing and Administrative Meeting

March 31, 2015

The Zoning Commission held a Public Hearing and Administrative Meeting on Tuesday, March 31, 2015 in Council Chambers of Stratford Town Hall and room 213 respectively, 2725 Main Street, Stratford, CT per notice duly posted.

Commissioners in attendance: Tony Smith, David Fuller, Alan Llewelyn, Linda Pepin and Linda Manos

Also in attendance: Zoning Administrator Gary Lorentson

Members Absent: none

Call to Order: Chairman Fuller called the Public Hearing to order at 7:01 p.m.

Public Hearing

1. 17 Woodend Rd. Petition of LUCY ZHANG for approval of location for a class "A" Package Store permit on property located in a CA district

- The attorney for the petitioner submitted the Certificates of Mailings and described the proposal quoting 7.1.3 and 7.2 of the Zoning Regulations. He stated that the closest liquor store is 1065 Main St. Commissioners posed questions to the attorney re: Proposed hours of operation and distance requirements.
- Council member Stephanie Philips of 41 Yarwood Street read remarks into the record and urged the commission to deny the petition.
- Resident, Mr. Boyd of 681 Sedgewick Ave. spoke against the petition pointing out the location of Birdseye complex, area foot traffic, Juliet Lowe Park, proximity to schools, Parking, and school buses.
- Residents from 409 Sherwood Place and 129 McGrath Court were opposed. Ms. Stevenson also spoke in opposition to the petition.
- Mr. Lorentson read correspondence opposing the project into the record.
- The petitioner's attorney rebutted the foregoing testimony.

Mr. Llewelyn made a motion to close the petition. The motion was seconded by Ms. Pepin. The motion carried unanimously.

2. Amendment to the Zoning Regulations — Petition of the Stratford Zoning Commission to repeal existing section 3.29 of the Zoning Regulations entitled "Transit Centered Development" and replace it with a new Section 7A entitled "Transit-Oriented Development Overlay district". The area within the TOD Overlay Area is shown on a map entitled "Zoning Map with TOD Overlay district", dated Jan. 13, 2015.

3. 111 Stratford Ave. Petition of the Stratford Zoning Commission to change the zone from a Transit Centered Development (TCD) district to a CA district.

Chairman Fuller invited speakers for either Petition #2 or #3 to offer testimony.

- Mr. Lorentson defined and clarified TOD regulations.
- Brian Bidoli, Executive Director of Greater Bridgeport Regional Council at 525 Water Street Bridgeport, spoke in favor of the change mentioning regional benefits such as economic development.
- John Zbell of 80 LosAngeles Street, Stratford, former chairman of the Planning Commission and Chairman of the Committee to update the Plan of Conservation and Development, spoke in favor of the change.
- Resident Neil Sherman, former Economic Development Commission chairman presented testimony and posed Questions to the Zoning Commission.
- J. Vincent Chase of 840 Whippoorwill Lane, Owner of Colonial Square Shopping Center, read written testimony into the record opposing the change.
- Beth DaPonte of 907 Broad Street requested the Commission to table the change with consideration for the historical character of the area.
- Walter Rimkunas of 425 Second Ave. opposed the change citing traffic and parking complications.
- Mr. Lorentson read communications into the record.
- Brian Bidoli addressed the Historical character of the neighborhood, parking and traffic.

Mr. Llewelyn made a motion to close the petition. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Ms. Pepin made a motion to close the public hearing at 8:48 p.m. The motion was seconded by Ms. Manos. The motion carried unanimously.

Administrative Session

Chairman Fuller called the Administrative Session to order at 8:56 p.m.

17 Woodend Rd. Petition of LUCY ZHANG for approval of location for a class "A" Package Store permit on property located in a CA district

Ms. Pepin made a motion to take the petition off the table. The motion was seconded by Ms. Manos. The motion carried unanimously.

The Commissioners reviewed and discussed 17 Woodend Road's proximity to schools, civic centers and other liquor establishments; parking; parks; foot traffic, school bus routes. Mr. Llewelyn made a motion to deny the petition. The motion was seconded by Ms. Pepin. The motion carried unanimously via roll call vote.

Amendment to the Zoning Regulations — to repeal existing section 3.29 of the Zoning Regulations entitled “Transit Centered Development” and replace it with a new Section 7A 7-10 entitled “Transit-Oriented Development Overlay district”

Mr. Llewelyn made a motion to take the petition off the table. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Mr. Llewelyn motioned to approve the foregoing repeal and replace, seconded by Ms. Pepin with the following stipulations:

- Change coding in book from 7A to 7-10
- Remove Roman numerals and replace with Arabic numerals
- remove footnote on page 5 and place into appropriate text.
- Change maximum building coverage.

The motion passed unanimously via roll call vote.

111 Stratford Ave. Petition of the Stratford Zoning Commission to change the zone from a Transit Centered Development (TCD) district to a CA district.

Ms. Pepin made a motion to take the petition off the table. The motion was seconded by Ms. Manos. The motion carried unanimously.

Ms. Pepin made a motion to approve the foregoing zone change. The motion was seconded by Ms. Manos. The motion carried unanimously.

608 Ferry Boulevard — Wayne Garrick, Architect (approval of a special case under Section 7.1.1.1 and 20) Commissioners discussed character of the residential neighborhood, parking, traffic.

Mr. Smith motioned to approve the foregoing special case, seconded by Mr. Fuller with the following stipulations:

- Final plan must be approved.
- Changes to be made in accordance with the character of a residential neighborhood (colors, panel, remove dirt piles, trees, lighting)

The motion passed unanimously.

Approval of Minutes – Mr. Llewelyn made a motion to approve the minutes of Feb. 24, March 4, March 11, and March 16. The motion was seconded by Ms. Pepin. The motion carried unanimously.

C.A.M. Site Plan Review-

- (1) **608 Ferry Blvd.** – Mr. Fuller made a motion to approve. The motion was seconded by Mr. Llewelyn. The motion carried unanimously.

- (2) **UI – upgrade and relocate** two circuit crossings across the Housatonic River. — Project needs State Sitting Counsel approval. Coastal site Plan approval is required. Mr. Llewelyn made a motion to approve. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Zoning Enforcement Study (complaints, etc.)- None

Accessory Apartment Applications — None

Sediment & Erosion Control Applications – None

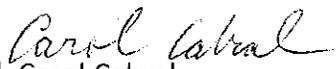
Planning Projects –

- (1) ~~**Regional Transit Oriented Development Pilot Project**~~ – Mr. Fuller made a motion to Strike this item from the agenda. The motion was seconded by Mr. Llewelyn. The motion carried unanimously.
- (2) **Town of Conservation and Development** – No report

Goal Setting

- (1) **Other** – Greenway Committee will have a presentation on May 6.
- (2) **Affordable Housing** – The state-mandated quota has not been met.
- (3) **SAEP Property** – No Report
- (4) **Medical Marijuana** – The moratorium is still in effect.
- (5) **Signage** – No report
- (6) **Parking** – No report

There being no further business or items to discuss, Ms. Pepin made a motion to adjourn the meeting at 10:00 p.m. The motion was seconded by Ms. Manos. The motion passed unanimously.

Respectfully Submitted, 
Carol Cabral