

Zoning Commission Public Hearing and Administrative Meeting

April 28, 2015

The Zoning Commission held a Public Hearing and Administrative Meeting on Tuesday, April 28, 2015 in Council Chambers of Stratford Town Hall, Stratford, Ct per notice duly posted.

Members Present: L. Pepin, L. Manos, A. Llewelyn, Alternate M. Henrick sat for T. Smith

Also Present: G. Lorentson

Members Absent: D. Fuller, T. Smith

Call to Order: In the absence of Chairman Fuller, Ms. Manos called the Public Hearing to order at 7:02 p.m.

Public Hearing

382 Ferry Boulevard – Petition of AAA Northeast for approval of a Special Case under Sections 3.4.4, 7.1.4 and 20 of the Zoning Regulations in order to construct a fleet center with offices and a vehicle service facility on property located in a CA/RS-4 District

382 Ferry Boulevard – Petition of AAA Northeast for approval of location for a general repairers license on property located in a CA/RS-4 District

Attorney Barry Knott, representing the petitioner, requested that both items be heard together. He submitted Certificates of Mailings. He also submitted and reviewed exhibits.

Pat Rose, Rose-Tiso & Company, referred to the site map and discussed the project. Discussed landscaping and noted there will be 142 parking spaces on site.

Manny Silva, Civil Engineer, discussed water runoff and storage. He also discussed traffic generation and site distances.

Representative from AAA discussed operations, locations and benefits to the Town of Stratford.

Director of Automobile Services for AAA discussed hours of operation, employees and mechanics.

Licensed Environmental Professional discussed contamination on site noting no PCB's, Raymark waste and mercury were found. He also noted although no contamination was found AAA will install a sub-slab ventilation unit. Working with EPA and DEEP.

Attorney Knott read letter of approval from Karen Kaiser, Director of Economic Development. He addressed and thanked Gary Lorentson for his comments and suggestions.

Commissioners discussed number of vehicles which will be located at site and lighting.

Members of the public in opposition:

- 1) 338 Housatonic Avenue
- 2) 79 Homestead Avenue
- 3) 76 Homestead Avenue
- 4) 42 Homestead Avenue
- 5) 64 Homestead Avenue

Attorney Knott discussed issues raised by residents of the area.

See no other members of the public speaking for or against this petition, Ms. Pepin made a motion to close 382 Ferry Boulevard. The motion was seconded by Mr. Llewelyn. The motion carried unanimously.

Mr. Llewelyn made a motion to close the Public Hearing. The motion was seconded by Mr. Henrick. The motion carried unanimously.

Administrative Session

Ms. Manos called the Administration Session to order at 8:32 p.m.

382 Ferry Boulevard – Petition of AAA Northeast for approval of a Special Case under Sections 3.4.4, 7.1.4 and 20 of the Zoning Regulations in order to construct a fleet center with offices and a vehicle service facility on property located in a CA/RS-4 District

382 Ferry Boulevard – Petition of AAA Northeast for approval of location for a general repairers license on property located in a CA/RS-4 District

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

Commissioners noted that even though there was opposition to this project that this area is zoned for that purpose and residents have to realize this when they purchase property. They also noted that AAA has a proven track record.

Ms. Manos made a motion to approve 382 Ferry Boulevard with the stipulation final plans will be submitted for approval. The motion was seconded by Mr. Llewelyn. The motion carried unanimously.

Approval of Minutes – Mr. Llewelyn made a motion to approve the minutes of March 31st. The motion was seconded by Ms. Pepin. The motion carried unanimously.

C.A.M Site Plan Review:

1) 382 Ferry Boulevard – Mr. Lorentson noted there is no sensitive coastal resource and recommends approval. **Mr. Henrick made a motion to approve 382 Ferry Boulevard pending Town Engineer’s review. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

Zoning Enforcement Study – No Report

Accessory Apartment Application – No Report

Sediment & Erosion Control Applications – No Report

Planning Projects:

1) Regional Transit Oriented Development Pilot Project – Mr. Llewelyn made a motion to strike this item from the agenda. The motion was seconded by Ms. Pepin. The motion carried unanimously.

2) Town Plan of Conservation and Development – No Report

Notice of Appeals – Re: 3044 Main Street – Mr. Lorentson directed the Commissioners attention to the two (2) appeals.

Letter from Julie Robinson – Re: Community Expo Plan – Mr. Lorentson discussed plan and noted letter dated April 16th. **Mr. Henrick made a motion to approve the petition pending approval of all Town agencies. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

Letter from P. Patusky – Re: Carnival at Stratford Square – Mr. Lorentson noted this has been approved in past years. **Mr. Henrick made a motion to approve the petition pending approval by pertinent Town agencies. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

Goal Setting – No Report

Administrative Session to be held on May 11th

Public Hearing to be held on May 26th

Ms. Pepin made a motion to adjourn the meeting. The motion was seconded by Mr. Henrick. The meeting adjourned at 8:50 p.m.

Respectively Submitted,

Gail DeCilio