

Zoning Commission Administrative Meeting

May 11, 2015

The Zoning Commission held an Administrative Meeting on Monday May 11, 2015 in Room 213 of Stratford Town Hall, Stratford, Ct per notice duly posted.

Members Present: D. Fuller, A. Llewelyn, L. Manos, L. Pepin, Mr. Smith

Also Present: G. Lorentson

Members Absent:

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

Approval of Minutes – Ms. Pepin made a motion to approve the minutes of April 28th. The motion was seconded by Ms. Manos. The motion carried unanimously.

C.A.M. Site Plan Review- None

Zoning Enforcement Study – Mr. Fuller mentioned the placement of WPCA protest signs on public property.

Accessory Apartment Applications – None

Sediment & Erosion Control Applications – None

Planning Projects – Town Plan of Development- No report.

Letter from H-1 Contractor – Re: Modification to Approval Granted for 265 Boston Ave. – Mr. Lorentson commented that the approval has now expired since no final plans were ever submitted. **Ms. Pepin made a motion to require submission of a new application. The motion was seconded by Ms. Manos. The motion carried unanimously.**

Mr. Llewelyn made a motion to waive the rules to add a one day event on Stonybrook Ave. Ms. Pepin seconded the motion. The motion carried unanimously. A representative from Stonybrook Restaurant was present to explain the details. **Mr. Llewelyn made a motion to approve the event subject to approval from all public safety departments. Ms. Pepin seconded the motion. The motion carried unanimously.**

Mr. Llewelyn made a motion to waive the rules to add an enlarged deck at a condominium unit at 250 Nutmeg Lane. Ms. Pepin seconded the motion. The motion carried unanimously. Ms. Pepin made a motion to approve the larger deck for the first floor for all units and approve the smaller second floor deck for this unit but require all future second floor decks to

get administrative approval. The motion was seconded by Mr. Llewelyn. The motion carried unanimously.

Mr. Llewelyn made a motion to waive the rules to add final plans for 1350 Barnum Avenue. The motion was seconded by Ms. Pepin. The motion carried unanimously. Mr. Lorentson presented the final drawings showing the glass windows with tinting along Barnum Avenue. Mr. Llewelyn made a motion to approve final plans. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Mr. Llewelyn made a motion to waive the rules to add extensions of the projects at 170 Oronoque Lane. Ms. Pepin seconded the motion. The motion carried unanimously. Mr. Owen explained how there are approvals for two different projects, one age restricted and one not. He requested an 18 month extension of time for both projects. Mr. Lorentson stated that the age restricted project is still within the time frame but the regulation has been repealed. He also stated that the time period for the non age-restricted has lapsed so that approval is null and void and can not be extended. **Regarding the non age-restricted plan, Mr. Smith made a motion to refer the matter to the Town Attorney to rule on whether the project has expired based on information from the zoning office and the applicant. The motion was seconded by Ms. Pepin. The motion carried unanimously. Regarding the age- restricted plan, Mr. Fuller made a motion to grant a 12 month extension of time and refer the matter to the Town Attorney on whether the age restriction still applies. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

Goal Setting

1. Other
2. Affordable Housing
3. SAEP Property
4. Medical Marijuana
5. **Signage** – Mr. Lorentson and the Commission started discussing the draft signage regulations that were distributed. **Mr. Fuller made a motion to table the draft regulations. The motion was seconded by Ms. Manos. The motion carried unanimously.**
6. Parking

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 8:34 p.m.

Respectively Submitted,

Gary Lorentson

