

Zoning Commission Public Hearing and Administrative Meeting

May 26, 2015

The Zoning Commission held a Public Hearing and Administrative Meeting on Tuesday, May 26, 2015 in Council Chambers of Stratford Town Hall, Stratford, Ct per notice duly posted.

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

Also Present: G. Lorentson

Members Absent: None

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

Public Hearing

2224 Barnum Avenue: Petition of Gino's Pizza & Grill, LLC for approval as a Special Case as required by Sections 7.1.7.1 and 20 of the Zoning Regulations in order to open a take-out pizza establishment on property located in a CA District – Attorney, representing the petitioner, submitted Certificates of Mailings and discussed petitioners' current establishment. He noted there was a variance received by the Board of Zoning Appeals. He discussed the green space improvements and informed the Commission he is currently working with the Health Department. Establishment hours will be 11a.m.-10p.m.

Seeing no members of the public speaking for or against this petition, Mr. Llewelyn made a motion to close 2224 Barnum Avenue and the Public Hearing. The motion was seconded by Ms. Manos. The motion carried unanimously.

Administrative Session

Chairman Fuller called the Administration Session to order at 7:10 p.m.

2224 Barnum Avenue: Petition of Gino's Pizza & Grill, LLC for approval as a Special Case as required by Sections 7.1.7.1 and 20 of the Zoning Regulations in order to open a take-out pizza establishment on property located in a CA District – Mr. Llewelyn made a motion to take 2224 Barnum Avenue off the table. The motion was seconded by Ms. Pepin. The motion carried unanimously. Chairman Fuller feels comfortable approving this application since the applicant is already operating a business in Town. Commissioners discussed Health Department concerns. **Ms. Pepin made a motion to approve 2224 Barnum Avenue with the stipulation that the applicant meet Health Department requirements and Safety Department reviews. The motion was seconded by Ms. Manos. The motion carried unanimously.**

Approval of Minutes – Mr. Llewelyn made a motion to approve the minutes of May 11th . The motion was seconded by Ms. Pepin. The motion carried unanimously.

C.A.M Site Plan Review: None

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** – Ms. Pepin made a motion to strike this item from the agenda. The motion was seconded by Ms. Manos. The motion carried unanimously.
- 2) **Town Plan of Conservation and Development** – No Report

Status of Approvals for 170 Oronoque Lane – Mr. Lorentson informed the Commission this has been referred to the Town Attorney's office and is under review.

Goal Setting –

- 1) **Other** – Chairman Fuller noted because of limited space and buildings in Town, Town and Board of Education is looking at efficient use of properties. Possibility of ad hoc committee to be formed.
- 2) **Affordable Housing** – Mr. Lorentson informed the Commission that Attorney Florek will be representing the Zoning Commission regarding 3044 Main Street..
- 3) **SAEP Property** – DEEP and Army is in dispute about clean-up.
- 4) **Medical Marijuana** – Commissioners discussed separating medical marijuana from methadone clinics.
- 5) **Signage** – Mr. Lorentson reviewed “Proposed Revisions to the Sign Regulations” with the Commission. Discussed gas station, wall and free standing signage. Discussed changes in fund-raising signage (possibly one letter once a year). Discussed time-table for removing of signage. Mr. Lorentson noted the parameters were modified after Westport but are still conservative in comparison with other towns. **Ms. Pepin made a motion to send changes in signage to a Public Hearing and Department Review. The motion was seconded by Ms. Manos. The motion carried unanimously.**
- 6) **Parking** – Mr. Lorentson discussed parking regulations in comparison with other towns. Commission will review at a later date.

Seeing no other business to discuss, Mr. Llewelyn made a motion to adjourn the meeting. The motion was seconded by Ms. Pepin. The meeting adjourned at 7:55 p.m.

Respectively Submitted,

Gail DeCilio