

Zoning Commission Public Hearing and Administrative Meeting

June 30, 2015

The Zoning Commission held a Public Hearing and Administrative Meeting on Tuesday, June 30, 2015 in Council Chambers of Stratford Town Hall, Stratford, Ct per notice duly posted.

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

Also Present: G. Lorentson

Members Absent: None

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

Public Hearing

1498 North Avenue – Petition of Vanicky 5, Inc. for approval of a Special Case as an unnamed use under Section 20.1 of the Zoning Regulations in order to expand a day care facility on property located in an RS-4 District – Attorney Rosati, representing the petitioners, described the expansion of the daycare noting footprint will remain the same. The total amount of children will be seventy-five (75). He submitted Certificates of Mailings, endorsement of expansion by the State of Connecticut, grant award, copy of the State of Connecticut Public Health license, copy of the National Association of Educators accreditation certificate, letter from neighbors, petition, copy of unnamed use approval for daycare from 2002, letter from Economic Development in support of project and Board of Zoning Appeals approval. Attorney Rosati addressed staff comments noting there is plenty of on-site parking and vehicles will never be parked on North Avenue which can be made as a condition of approval.

Architect from Patriquin Architects referred to the site map and discussed different phases of the project and parking possibilities.

Ms. Vanicky noted hours of operation is from 7:00 a.m. to 5:30 p.m. Drop off is from 7-9 a.m. and pick-up starts at 3:00 p.m.

Chairman Fuller read an anonymous letter in opposition to the project.

Mr. Sabol, 1435 North Avenue, Mr. & Mrs. Shardge, 1504 North Avenue and Mr. & Mrs. Collins 552 Nichols Avenue wrote letters in favor of the project.

Seeing no other members of the public speaking for or against this project, Mr. Llewelyn made a motion to close 1498 North Avenue. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Seeing no other members of the public speaking for or against this project, Mr. Llewelyn made a motion to close 1498 North Avenue. The motion was seconded by Ms. Pepin. The motion carried unanimously.

200 East Main Street – Petition of 200 East Main Street, LLC for approval of a Special Case under Sections 7.1.7.1 and 201 in order to construct a restaurant with drive-through on property located in a CA District – A Coastal Site Plan Review of this petition is required in accordance with the Coastal Management Act – Ms. Mano recused herself from this petition. Attorney Willinger, representing the petitioner, submitted Certificates of Mailings, photographs of the shopping center, photograph of an existing Popeye’s and April 7th variance from the Board of Zoning Appeals. Referring to the site plan, he discussed landscaping plan and sidewalks. He addressed comments from the Health Department regarding dumpster placement and pad. Referring to comments by the Zoning Department, he addressed signage for people backing out of parking spaces, landscaping and stop sign placement. Hours of operation will be from 10:00 a.m. to Midnight seven (7) days per week. CAM report has been filed.

Kermit Hua, KWH Enterprises, discussed parking and traffic patterns.

Member of the public, Thomas Yates, discussed lack of sidewalks and traffic in the area.

Seeing no other members of the public speaking for or against this project, Ms. Pepin made a motion to close 200 East Main Street. The motion was seconded by Ms. Manos. The motion carried unanimously.

265 Boston Avenue – Petition of Samer Kotrach for approval of a Special Case under Section 71.4 in order to expand the convenience store at a self-service gas station on property located in a CA District – Jose Corte, contractor, discussed original application from 2013. Commissioners discussed Fire and Health Department reviews. Mr. Lorentson noted this application is 1/3 of the original application – one (1) bay conversion instead of three (3) bay conversion. Chairman Fuller read into record memo from Councilman Jason Santi discussing maintenance issues needed at the property.

Seeing no other members of the public speaking for or against this project, Mr. Llewelyn made a motion to close 265 Boston Avenue. The motion was seconded by Ms. Pepin. The motion carried unanimously.

1294 Stratford Avenue – Petition of Champion Transmission and Diesel Performance, LLC for approval of location for a used car dealership on property located in a CA District – Broker, representing both buyer and seller, noted usage will be the same as in the past. Fencing and landscaping will be done. Hours of operation will be M-F 7:00 a.m.-6:00 p.m. Saturday 7:00 a.m.-4:30 p.m. and closed on Sunday.

Chairman Fuller read into record a memo from Councilman Jason Santi regarding junk cars and graffiti at the property.

Seeing no other members of the public speaking for or against this project, Ms. Pepin made a motion to close 1294 Stratford Avenue. The motion was seconded by Ms. Manos. The motion carried unanimously.

2000-2030 Main Street – Petition of Christ Episcopal Church for approval of a Special Case under Sections 4.1.6.3 and 20 in order to modify the approval of April 27, 1966 by eliminating the need for parking behind 1969 and 1995 Main Street on property located in an RS-4 District –

1969, 1995 & 2019 Main Street – Petition of Christ Episcopal Church for approval of a Special Cast under Sections 7.10 and 20 in order to construct residence apartments on property located in an RS-4 District and within the Transit Oriented Development Overlay District –

Both petitions will be heard together. Attorney Knott, representing the petitioner, submitted Certificates of Mailings and photographs of the property. He discussed the Transit Oriented District overlay regulations and discussed 1111 Stratford Avenue. Attorney Knott referred to administrative comments in regards to the dumpster location and entering Main Street. He discussed the Special Case criteria. He also noted they are looking for a release of the 1966 approval for the parking lot south of the Church.

Nick Owens, representing the petitioner, discussed the style of the housing, fencing, market rate development, landscaping, lighting and management company which will take care of the property.

Pat Rose, Rose-Tiso and Company, referring to site map discussed layout of project.

Speaking in favor of the project:

- Rev. Scott Lee, 1969 Main Street
- Rick Marccone, 275 Luanne Road
- Judy Kurmay, Alexander Drive

Speaking in opposition of the project:

- Mr. & Mrs. Josephs, 65 Kings College Place

Mr. Llewelyn made a motion to continue the Public Hearing for 2000-2030 Main Street and 1969, 1995 and 2019 Main Street until the July meeting of the Zoning Commission. The motion was seconded by Ms. Pepin. The motion carried unanimously.

3044 Main Street – Petition of 3044 Main Street, LLC for approval of a Special Case under Section 7.5.1.2 in order to operate temporary parking for the U.S. Post Office on property located in a CF District – Nick Owens, representing the petitioner, submitted Certificates of Mailings and copy of the well report from the State of Connecticut. He discussed previous approval of 3044 Main Street and Town comments. Mr. Lorentson questioned if there was a letter from engineer in reference to pavement and if the excess pavement could be removed.

Captain from the Police Department is concerned about drainage issues, noting during heavy rain this past week the police department had water leakage.

Mr. Llewelyn made a motion to continue the Public Hearing until July for 3044 Main Street with a police department review and engineering report to be submitted at that time. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Mr. Llewelyn made a motion to close the Public Hearing at 10:40 p.m. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Administrative Session

Chairman Fuller called the Administrative Session to order at 10:44 p.m.

Ms. Pepin made a motion to waive the rules to take items out of order. The motion was seconded by Ms. Manos. The motion carried unanimously.

Approval of Minutes: Ms. Pepin made a motion to approve the minutes of May 26th. The motion was seconded by Ms. Manos. The motion carried unanimously.

1294 Stratford Avenue – Petition of Champion Transmission and Diesel Performance, LLC for approval of location for a used car dealership on property located in a CA District – Mr. Llewelyn made a motion to take 1294 Stratford Avenue off the table. The motion was seconded by Chairman Fuller. The motion carried unanimously. **Noting the petition was consistent with the prior use of the property, Mr. Llewelyn made a motion to approve 1294 Stratford Avenue with the standard stipulations. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

265 Boston Avenue – Petition of Samer Kotrach for approval of a Special Case under Section 71.4 in order to expand the convenience store at a self-service gas station on property located in a CA District – Mr. Smith made a motion to take 265 Boston Avenue off the table. The motion was seconded by Ms. Manos. The motion carried unanimously. Commissioners discussed fencing, cameras, painting, lighting and landscaping. **Chairman Fuller made a motion to approve 265 Boston Avenue pending final site plan review. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

1498 North Avenue – Petition of Vanicky 5, Inc. for approval of a Special Case as an unnamed use under Section 20.1 of the Zoning Regulations in order to expand a day care facility on property located in an RS-4 District – Mr. Llewelyn made a motion to take 1498 North Avenue

off the table. The motion was seconded by Ms. Pepin. The motion carried unanimously. Commissioners discussed parking. **Chairman Fuller made a motion to approve 1498 North Avenue with the stipulations that extra parking (up to 30 spaces) be made available, Fire and Health Departments reviews, State Department oversight and no pick-up or drop-off on North Avenue. The motion was seconded by Mr. Llewelyn. The motion carried unanimously.**

200 East Main Street – Petition of 200 East Main Street, LLC for approval of a Special Case under Sections 7.1.7.1 and 201 in order to construct a restaurant with drive-through on property located in a CA District – A Coastal Site Plan Review of this petition is required in accordance with the Coastal Management Act – 200 East Main Street will be left on the table until the July meeting of the Zoning Commission.

Request for a fence modification Re: Victoria Soto School – Mr. Lorentson discussed the fence modifications with the Commissioners. Ms. Pepin made a motion to approve the new fencing at Victoria Soto School with the stipulation that the Town mow the grass and care for the property. The motion was seconded by Ms. Manos. The motion carried unanimously.

Mr. Llewelyn made a motion to table the rest of the items on the agenda. The motion was seconded by Mr. Smith. The motion carried unanimously.

No Administrative Session for July 13th.

Ms. Pepin made a motion to adjourn the meeting. The motion was seconded by Mr. Smith. The meeting adjourned at 11:08 p.m.

Respectively Submitted,

Gail DeCilio