

Zoning Commission Public Hearing and Administrative Meeting

July 28, 2015

The Zoning Commission held a Public Hearing and Administrative Meeting on Tuesday, July 28, 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 7:03 p.m.

Public Hearing

Ms. Pepin made a motion to take 3563-3589 Main Street – Petition of T&J Realty, Inc. for approval of a Special Case under Sections 5.3 and 20 out of order. The motion was seconded by Ms. Manos. The motion carried unanimously – Mr. Lorentson read into record email from Nick Owens requesting postponement until the Board of Zoning Appeals acts in September. **Mr. Llewelyn made a motion to postpone 3563-3589 Main Street until the September 29th Public Hearing. The motion was seconded by Ms. Pepin. 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 Case under Sections 7.10 and 20 –

Continuation of hearing from June 30th – these items will be taken together. Attorney Knott, representing the petitioner, noted an extensive presentation was made in June. Chairman Fuller questioned community feedback on meeting which was held in the church hall. Attorney Knott noted based on the feedback there was a slight modification to the plan. Attorney Knott discussed units which could be allowed by regulations, traffic and parking on Kings College Place. It was also noted that approval would be concurrent with the property not the owner of the property. Commissioners discussed traffic study in area and discussed lot and traffic when used for parking lot for railroad station.

Resident of 617 Prospect Drive spoke in favor of project. Approximately twenty (20) members of the public stood in favor of this project.

Residents of 44 Yale Street and 64 Kings College Place spoke in opposition of this project discussing multi-unit apartments in that area. Ms. DaPonte, Broad Street, suggested Town purchase lot for 1.5M for railroad parking. Resident of 355 Housatonic Avenue whose parents live on Kings College Place spoke in opposition of the project. Mr. Paul, 47 Harborview Place, noted the 10-year plan should be adhered to or revised. Mr. Yemm, 746 Broad Street, noted property is in Federal and State Historic District and suggested adding more affordable housing to the Town. Approximately (35) thirty-five members of the public stood in opposition to this project.

Attorney Knott rebutted objections of public in opposition discussing Historic District location, affordable housing units, etc.

Seeing no other members of the public speaking for or against this project, Mr. Llewelyn made a motion to close 2000-2030 Main Street and 1969, 1995 and 2019 Main Street. 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 petitioners, addressed questions raised at the Public Hearing of June 30th. He noted a drainage study report is available and a swale will be installed to prevent storm water running onto the Police Department property. Mr. Lorentson informed the Commissioners and public that this lot was created in violation of Zoning Regulations. He discussed comments from John Casey, Town Engineer, and noted he was not available today for additional input. Mr. Owens suggested approval subject to John Casey's comments which will be complied with in full.

Seeing no members of the public speaking in favor or opposition of this project, Mr. Llewelyn made a motion to close 3044 Main Street. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Amendment to the Zoning Regulations – Petition of the Stratford Zoning Commission to amend Section 16 – Chairman Fuller summarized sign regulations comparing 1970's to today's standards. Mr. Lorentson had been working with the Chamber of Commerce to revamp these regulations. He discussed several out-of-date regulations.

Executive Director of the Chamber of Commerce spoke in favor of the new sign regulations – entering into record letter from Erstadt-Biddle in support of new regulations. Councilwoman Philips thanked members of the Commission for working with the Chamber of Commerce and changing sign regulations. Bill O'Brien discussed signage at Paradise and West Broad Street Green's and also signage attached to telephone poles noting Shelton has passed an Ordinance, with fines, for attaching signage to telephone poles. Business owner at 1341 West Broad Street

thanked the Commission for relaxing some of the signage rules and suggested signage be allowed on the back of buildings facing the railroad tracks. Resident of 92 Van Raissalear Avenue discussed pole signage, number of signs which will be allowed at the Green's and signs on private property. Nancy Sirois, 44 Yale Street spoke in favor of new sign regulation.

Seeing no other members of the public speaking in favor or opposition of the project, Ms. Manos made a motion to close Amendment to the Zoning Regulations. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Ms. Pepin made a motion to reopen Amendment to the Zoning Regulations. The motion was seconded by Mr. Llewelyn. The motion carried unanimously. Chairman Fuller read into record correspondence from the Planning Commission, Greater Bridgeport Regional Council, Regional Planning Commission and Ct. DEEP in favor of the amendment to the signage regulations.

Mr. Llewelyn made a motion to close the Public Hearing at 9:04 p.m. The motion was seconded by Ms. Manos. The motion carried unanimously.

Administrative Session

Chairman Fuller called the Administrative Session to order at 9:06 p.m.

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. Manos recused herself from this application. Commissioners discussed Special Case application noting it is because of take out/drive thru. Mr. Smith noted the entrance is congested in this area. Commissioners discussed sidewalk cut, drive-thru, and alternate location on property. **Mr. Smith made a motion to deny 200 East Main Street. The motion was seconded by Mr. Llewelyn. The motion carried 3-1 with Chairman Fuller in opposition.**

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 Case 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 –

Mr. Llewelyn made a motion to take 2000-2030 and 1969, 1995 and 2019 Main Street off the table. The motion was seconded by Ms. Manos. The motion carried unanimously. Chairman Fuller does not feel comfortable in voting on this application without a traffic study and Federal Historic designation clarification. Ms. Pepin spoke in favor of this project.

Mr. Smith made a motion to table 2000-2030 Main Street. The motion was seconded by Ms. Manos. The motion carried unanimously.

Mr. Llewelyn made a motion to table 1969, 1995 and 2019 Main Street. 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 – Ms. Pepin made a motion to take 3044 Main Street off the table. The motion was seconded by Ms. Manos. The motion carried unanimously. Commissioners would like to see Mr. Casey’s final report. They discussed options for breaking Notice of Violation.

Mr. Llewelyn made a motion to table 3044 Main Street awaiting report from John Casey. The motion was seconded by Mr. Smith. The motion carried unanimously.

Amendment to the Zoning Regulations – Petition of the Stratford Zoning Commission to amend Section 16 – Ms. Pepin made a motion to take the Amendment to the Zoning Regulations off the table. The motion was seconded by Ms. Manos. The motion carried unanimously. Commissioners discussed Planning Commission recommendations for rear of buildings and enforcement fines. Discussed sending Ordinance recommendation to the Town Council. Chairman Fuller made a motion to amend the Zoning Regulations Section 16 with the addition of the Planning Commission recommendation for signage on rear of buildings. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Approval of Minutes: Mr. Llewelyn made a motion to approve the minutes of June 30th. The motion was seconded by Ms. Pepin. The motion carried unanimously.

C.A.M Site Plan Review:

1) 200 East Main Street – Ms. Manos recused herself. Mr. Smith made a motion to deny 200 East Main Street without prejudice. The motion was seconded by Ms. Pepin. The motion carried 3-1 with Chairman Fuller in opposition.

Zoning Enforcement Study – None

Accessory Apartment Applications – None

Sediment & Erosion Control Applications – None

Planning Projects:

- 1) Regional Transit Oriented Development Pilot Project – Strike from agenda**
- 2) Town Plan of Conservation and Development – Mr. Lorentson noted that Planning Commission has sent action steps to departments – 8-9 action steps included in plan. Mr. Llewelyn made a motion that “10-year Plan of Conservation and Development” be added under Goal Setting**

Status of Approvals for 170 Oronoque Lane – Mr. Lorentson referred to the opinion of Attorney John Florek as relates to the non-age restriction which has lapsed and is now null and void. Noted Commission cannot remove age restriction. Nick Owen voiced his disagreement with Attorney Florek’s opinion. Read Ct. State Statute which states “no expiration”. Chairman Fuller would like a review of 50-1 Statute.

Request for larger deck at 310 Nutmeg Lane – Mr. Lorentson reviewed the site plan. **Mr. Smith made a motion to approve deck for 310 Nutmeg Lane. The motion was seconded by Ms. Pepin. The motion carried 4-1 with Chairman Fuller in opposition.**

Mr. Llewelyn made a motion to waive the rules. Chairman Fuller seconded the motion. The motion carried unanimously. Ms. Manos recused herself from this request. Mr. Lorentson reviewed the 1254-64 Linden Avenue project and read letter from Linden Avenue LLC into record requesting a one year extension. **Mr. Smith made a motion to approve the extension for one (1) year with the suggestion there be no more ‘final’ extensions in approvals. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

Goal Settings:

- 1) **Other** – None
- 2) **Affordable Housing** – None
- 3) **SAEP Property** – None
- 4) **Medical Marijuana/Methadone Clinics** – None
- 5) **Signage** – Strike from Goal Setting
- 6) **Parking** – Mr. Lorentson noted parking regulations need to be revamped
- 7) **Town Plan of Conservation and Development** – Added to Goal Setting

Mr. Llewelyn made a motion to add “Recommendations to Town Council” as #8 under Goal Settings. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Seeing no other business to discuss, Ms. Pepin made a motion to adjourn the meeting. The motion was seconded by Mr. Smith. The meeting adjourned at 10:37 p.m.

Respectively Submitted,

Gail DeCilio