

# **Zoning Commission Administrative Meeting**

**August 10, 2015**

The Zoning Commission held an Administrative Meeting on Monday August 10, 2015 in Room 104 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 7:11 p.m.

**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 and 2019 Main Street- Petition of Christ Episcopla 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 the above petitions off the table. The motion was seconded by Ms. Manos. The motion carried unanimously. The Commission discussed privacy concerns of the neighbors with more trees and fences. The Commission discussed the likelihood of the church using the parking lot in the future. Mr. Smith expressed concern about the density of the project. Mr. Llewelyn made a motion to table the above petitions. 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. Left on the table**

**Approval of Minutes – Mr. Fuller would like the minutes to reflect that there were approximately 20 people who stood up in favor of the applications for Christ Church and 40 people who stood up in opposition to the project. Mr. Llewelyn made a motion to approve the minutes of July 28<sup>th</sup> as amended. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

**C.A.M. Site Plan Review- None**

**Zoning Enforcement Study –**

**Accessory Apartment Applications – None**

**Sediment & Erosion Control Applications – None**

**Planning Projects – Town Plan of Development-** No report.

**Status of approvals for 170 Oronoque Lane-** Kept on the table

Request for portable classrooms at Nichols School and Eli Whitney School- The Commission discussed the letters describing the need for the portable classrooms. Mr. Llewelyn made a motion to approve the portable classrooms at Eli Whitney. The motion was seconded by Mr. Fuller. The motion carried unanimously.

Mr. Fuller made a motion to approve the portable classrooms at Nichols School. The motion was seconded by Ms. Manos. The motion carried unanimously.

**Mr. Llewelyn made a motion to waive the rules to add 1) extension request for 608 Ferry Blvd and a request for a preliminary meeting to discuss 335 Ferry Blvd.**

- 1) **608 Ferry Blvd-** The applicant requested a six moth extension to submit final plans. Mr. Llewelyn made a motion to approve the 6 month extension of time. The motion was seconded by Ms. Pepin. The motion carried unanimously.
- 2) **Preliminary meeting for 335 Ferry Blvd-** Commission members Fuller and Manos agreed to participate in a preliminary meeting.

#### **Goal Setting**

1. **Other**
2. **Affordable Housing**
3. **SAEP Property**
4. **Medical Marijuana** – Mr. Fuller asked to add moratorium after Medical Marijuana and Methadone Clinics
5. **Parking** – Mr. Lorentson said he will begin looking at the parking regulations for possible changes.
6. **Plan of Conservation and Development-** Mr. Lorentson asked the Commission to look at the recommended action steps in the POCD.
7. **Recommendations to Town Council**

There being no further items to discuss, Ms. Pepin made a motion to adjourn the meeting. The motion was seconded by Ms. Manos. The meeting adjourned at 7:47 p.m.

Respectively Submitted,

Gary Lorentson

