

Special Zoning Commission Public Hearing and Administrative Meeting

September 14, 2015

The Zoning Commission held a Special Public Hearing and Administrative Meeting on Tuesday, September 14, 2015 at Baldwin Center, 1000 West Broad Street, 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 7:00 p.m.

Public Hearing

2505 Main Street – Petition of Lazy Dog Management, LLC for approval of location for a “Class D” Restaurant Liquor Permit on property located in an LB District – Mr. O’Neal, representing petitioner, submitted Certificates of Mailings. Hours of operation will be 11:00 a.m. to 1:30 a.m. Noted it will be a family style restaurant and has plenty of parking.

Seeing no members of the public speaking in favor or opposition of this project, Ms. Pepin made a motion to close 2505 Main Street. The motion was seconded by Ms. Manos. The motion carried unanimously.

1625 Stratford Avenue – Petition of J & J Road Service LLC for approval of location for a general auto repairer’s license on property located in a CA District – Mr. Amszynski, petitioner, submitted letter of Public Hearing. Hours of operation – Monday-Friday 7:00 a.m. – 7:00 p.m., Saturday 9:00 a.m. – 2:00 p.m., closed Sunday. Noted this has previously been an auto repair facility. Chairman Fuller read into record letter from Councilman Santi with suggestions for stipulations. Commissioners noted building has been painted and the proprietor has been working to clean up area.

Seeing no members of the public speaking in favor or opposition of this project, Mr. Llewelyn made a motion to close 1625 Stratford Avenue. The motion was seconded by Ms. Pepin. The motion carried unanimously.

724 Honeyspot Road – Fairfield Craft Sales, Inc. – (Approval of location for a “Class Q” brewery with a manufacturers permit for beer with a brewpub permit) – Mr. Borruso, petitioner, submitted Certificates of Mailings. He reviewed the site plan and noted there will be

no kitchen or food on the premises. Hours will be the same as Two Road's Brewery. Commissioners discussed parking.

Seeing no members of the public speaking in favor or opposition of this project, Ms. Pepin made a motion to close 724 Honeyspot Road. The motion was seconded by Ms. Manos. The motion carried unanimously.

1019 Main Street – 1019 Main Street LLC – Approval of a Special Case as required by Sections 5.3 and 20 – Certificates of Mailings submitted. Architect and Chief Designer distributed and reviewed site map and discussed appearance and character of building. Ten (10) units at 465 sq. feet per unit. Commissioners discussed flood zone, lighting and sidewalks.

Ms. Pepin made a motion to recess the Public Hearing at 7:29 p.m.

Reconvened at 7:34 p.m.

Member of the public questioned garage location, lighting and landscaping plan.

Seeing no other members of the public speaking in favor or opposition of this project, Mr. Llewelyn made a motion to close 1019 Main Street. The motion was seconded by Ms. Pepin. The motion carried unanimously.

1884 Main Street – Glenn Everlith, Jr. – Approval of a Special Case under Sections 7.1.7.2 and 20 – Mr. Everlith, petitioner, submitted Certificates of Mailings. Hours of operation – Sunday-Thursday 12:00 p.m. – 1:00 a.m., Friday-Saturday until 2:00 a.m. Requesting eight (8) outdoor seats. Commissioners discussed previous approval on a trial basis and hours of outdoor seating approved for the Windmill Restaurant.

Ms. Barnish of 1856 Main Street spoke in opposition to the outdoor seating. Submitted petition from area residents requesting outdoor seating be installed on Stratford Avenue and request for a one (1) year probationary period. Submitted photographs of motorcycles parked on the sidewalk.

Mr. DeJoseph, 1822 Main Street, noted nothing has changed at establishment.

Mr. Goodrich, 2320 Elm Street, suggested policing of area.

Chairman Fuller read into record letters of opposition from Carol Lockshier and Mary Clark.

Petitioner addressed motorcycle issue and seating on Stratford Avenue.

Seeing no other members of the public speaking in favor or opposition of this project, Ms. Pepin made a motion to close 1884 Main Street. The motion was seconded by Ms. Manos. The motion carried unanimously.

Administrative Session

Chairman Fuller called the Administrative Session to order at 8:04 p.m.

2505 Main Street – Petition of Lazy Dog Management, LLC for approval of location for a “Class D” Restaurant Liquor Permit on property located in an LB District – Ms Manos made a motion to take 2505 Main Street off the table. The motion was seconded by Mr. Llewelyn. The motion carried unanimously. Noting this was not a significant change, Ms. Pepin made a motion to approve 2505 Main Street with the stipulation that hours be consistent with surrounding establishments. The motion was seconded by Ms. Manos. The motion carried unanimously.

1625 Stratford Avenue – Petition of J & J Road Service LLC for approval of location for a general auto repairer’s license on property located in a CA District – Mr. Llewelyn made a motion to take 1625 Stratford Avenue off the table. The motion was seconded by Ms. Pepin. The motion carried unanimously. Noting this is consistent with previous usage, Ms. Pepin made a motion to approve 1625 Stratford Avenue with the standard stipulations. The motion was seconded by Mr. Llewelyn. Mr. Lorentson made a friendly amendment to include moving dumpster to back of building and removing non-conforming sign pole. The motion carried unanimously.

724 Honeyspot Road – Fairfield Craft Sales, Inc. – (Approval of location for a “Class Q” brewery with a manufacturers permit for beer with a brewpub permit) – Ms. Pepin made a motion to take 724 Honeyspot Road off the table. The motion was seconded by Ms. Manos. The motion carried unanimously. Noting this is a good use of the property, Ms. Pepin made a motion to approve 724 Honeyspot Road with the stipulation that hours be the same as Two Roads Brewery. The motion was seconded by Ms. Manos. The motion carried unanimously.

1019 Main Street – 1019 Main Street LLC – Approval of a Special Case as required by Sections 5.3 and 20 – Mr. Llewelyn made a motion to take 1019 Main Street off the table. The motion was seconded by Ms. Pepin. The motion carried unanimously. Mr. Lorentson noted the applicant went far beyond what was required. Commissioners discussed sidewalks. Ms. Pepin made a motion to approve 1019 Main Street with the stipulation that sidewalks would be required prior to zoning permit being issued. The motion was seconded by Ms. Manos. The motion carried unanimously.

1884 Main Street – Glenn Everlith, Jr. – Approval of a Special Case under Sections 7.1.7.2 and 20 – Mr. Llewelyn made a motion to take 1884 Main Street off the table. The motion was seconded by Ms. Manos. The motion carried unanimously. Mr. Smith noted owner is trying to improve the property – should be approved on a trial basis with stipulations that door be closed, no loud music after 10:00 p.m., no motorcycles parked on sidewalk and outdoor hours be consistent with Windmill Restaurant. Ms. Pepin made a motion to table 1884 Main Street. 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 Case under Sections 7.10 and 20 –

Mr. Llewelyn made a motion to take 2000-2030 and 1969,1995 & 2019 Main Street off the table. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Commissioners discussed Transit Oriented District Grant from the State of Connecticut to Stratford. **Ms. Manos made a motion to table these petitions until the September 29th meeting. The motion was seconded by Mr. Smith. 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 – Mr. Llewelyn made a motion to take 3044 Main Street off the table. The motion was seconded by Ms. Manos. The motion carried unanimously. Mr. Lorentson reported the applicant and Town Engineer have been communicating and a revised plan was submitted to Mr. Casey. No further drainage issues at this time. Mr. Lorentson suggested stipulations as follows: 1) Subject to six (6) week site improvement completion 2) restricted to use by Post Office Employees with signage in place stipulating “Post Office Employees Only”. 3) Compliance with approved plan of July 28th 4) In conjunction with 12.12.2, parking lot be screened with eight (8) 4’ high shrubs. Chairman Fuller entered into record he is upset that applicant did not come to Zoning first. **Ms. Pepin made a motion to approve 3044 Main Street with the above stipulations. The motion was seconded by Ms. Manos. The motion carried unanimously.**

Approval of Minutes: Ms. Pepin made a motion to approve the minutes of August 10th. The motion was seconded by Ms. Manos. The motion carried unanimously.

C.A.M Site Plan Review:

1) 1019 Main Street – Chairman Fuller made a motion to approve 1019 Main Street. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Zoning Enforcement Study – Chairman Fuller noted lawn signage can now be put on planting strips.

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 –** Moved to Goal Settings

Status of Approvals for 170 Oronoque Lane – Mr. Lorentson had no updates. Mr. Llewelyn discussed State Senate Bill 859 Public Act 11.5 and suggested it be sent to the Town Attorney for review. **Ms. Pepin made a motion to send Public Act 11.5 to the Town Attorney for**

review to be completed in a timely manner. The motion was seconded by Mr. Llewelyn. The motion carried unanimously.

Notice of Appeal – Popeye’s Restaurant, 200 East Main Street – Mr. Lorentson noted there is no action needed.

Request for Extension 946 Ferry Boulevard and 876 Housatonic Avenue Extension – Mr. Lorentson informed the Commission that this project was originally approved in 2007 and between 4-5 extensions have been granted. Expiration date is December 19th. **Chairman Fuller made a motion to refer this extension along with the Public Act 11.5 to the Town Attorney for review. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

Request for Final Approval – 265 Boston Avenue – Mr. Lorentson referred to the site plan and noted a partial approval went forth on June 30th. Chairman Fuller congratulated Councilman Santi in his role of getting issues resolved in this matter. **Mr. Llewelyn made a motion to approve the final plans for 265 Boston Avenue. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

Goal Settings:

- 1) **Other** – Ms. Pepin reported Greenway Committee will meet with BSC in October – Mr. Llewelyn brought the Commissioners up-to-date on the Stratford High School project.
- 2) **Affordable Housing** – Appeal will be going forth on 3044 Main Street. James Farm Road will be heard at Inland Wetland Commission meeting on September 16th.
- 3) **SAEP Property** – Problems with DEEP
- 4) **Medical Marijuana/Methadone Clinics** – Need to separate these two issues
- 5) **Parking** – Will review in October or November
- 6) **Town Plan of Conservation and Development** – Mr. Lorentson noted regulations on parking and apartments will have to be addressed. Need to look at revising 5.3. **Chairman Fuller made a motion to send this to the Planning Commission for their recommendations on 5.3. The motion was seconded by Mr. Smith. The motion carried unanimously.**
- 7) **Recommendations to Town Council** – Chairman Fuller will work on writing Ordinance addressing fines and enforcement of signage on public property.

Seeing no other business to discuss, Ms. Pepin made a motion to adjourn the meeting. The motion was seconded by Chairman Fuller. The meeting adjourned at 9:36 p.m.

Respectively Submitted,

Gail DeCilio