

Zoning Commission Public Hearing and Administrative Meeting

September 29, 2015

The Zoning Commission held a Public Hearing and Administrative Meeting on Tuesday, September 29, 2015 at Stratford Town Hall, Main Street, Stratford, Ct per notice duly posted.

Members Present: L. Pepin, L. Manos, A. Llewelyn, T. Smith, M. Henrick sitting for D. Fuller

Also Present: G. Lorentson

Members Absent: D. Fuller

Call to Order: In the absence of Chairman Fuller, Mr. Llewelyn called the Public Hearing to order at 7:00 p.m.

Public Hearing

770 Woodend Road –Petition of 770 Woodend Road LLC for approval of location for a used car dealership on property located in an MA District – Attorney Rosati, representing the petitioner, submitted a copy of the assessors' map noting this premises has been historically used as a used car dealership. He submitted approval for Connecticut Towing and Recovery dated November 20, 2008 and submitted a highlighted parking map noting a minor percentage of the premises will be used for a used car dealership. There will be 3-4 employees with plenty of room for the drivers and there will be no car repairs on the premises. Seeing no members of the public speaking in favor or opposition of this project, Ms. Pepin made a motion to close 770 Woodend Road. The motion was seconded by Ms. Manos. The motion carried unanimously.

3563-3589 Main Street – Petition of T&J Realty, Inc. for approval of a Special Case under Section 5.3 and 20 of the Zoning Regulations in order to construct 14 second floor apartments on property located in a CA District – Nick Owens, representing the petitioner, submitted Certificates of Mailings. He noted this petition has gone before the Board of Zoning Appeals to request a number of waivers. He discussed comments by the Zoning office and noted there were no comments from the Police Department, Building Department, Health Department, Conservation, Public Works and Economic Development. He submitted and discussed emails from Brian Lampart, Fire Department, and submitted changes suggested by Mr. Lampart. Also submitted proposed sidewalk plan, correspondence from Brian Lampart dated September 28th and 29th, photos of parking lot, tax bill and deed for property, copy of assessors' card and letters from surrounding businesses.

Commission members questioned parking, entrance and egress from building into parking lot, enclosed stairwells and garage located on the property. Mr. Lorentson questioned two-way traffic and parking spots on Paradise Green Place. Exterior finishes will be submitted with final plans.

Mr. Putrimas, member of the public, questioned why traffic study was not being done. Mr. Rakunas, member of the public, spoke in opposition to the project. In response to opposition, Mr. Owens noted signage will be placed on property denoting parking and discussed parking at the other end of Paradise Green. Seeing no other members of the public speaking in favor or opposition of this project, Ms. Pepin made a motion to close 3563-3589 Main Street. The motion was seconded by Ms. Manos. The motion carried unanimously.

Ms. Pepin made a motion to close the Public Hearing. The motion was seconded by Ms. Manos. The Public Hearing closed at 8:08 p.m.

Administrative Session

Mr. Llewelyn called the Administrative Session to order at 8:15 p.m.

770 Woodend Road –Petition of 770 Woodend Road LLC for approval of location for a used car dealership on property located in an MA District – Ms. Pepin made a motion to take this petition off the table. The motion was seconded by Mr. Henrick. The motion carried unanimously. Mr. Henrick noted this petition is in line with past usage and there seems to be ample parking. **Mr. Henrick made a motion to approve 770 Woodend Road with the standard stipulations and used cars not exceed fifteen (15) spaces. The motion was seconded by Ms. Manos. The motion carried unanimously.**

3563-3589 Main Street – Petition of T&J Realty, Inc. for approval of a Special Case under Section 5.3 and 20 of the Zoning Regulations in order to construct 14 second floor apartments on property located in a CA District – Mr. Henrick made a motion to take this petition off the table. The motion was seconded by Ms. Pepin. The motion carried unanimously. Mr. Henrick noted he is not opposed to the concept but does have a number of unanswered questions. Architectural details need to be set. Mr. Lorentson questioned the stairwell crossing over the property line.

Mr. Henrick made a motion to waive the rules to allow Mr. Owens to comment. The motion was seconded by Ms. Pepin. The motion carried unanimously. Mr. Owen discussed recording deed and noted this could be made all one lot. Commission members discussed garage and aesthetics of building. **Mr. Henrick made a motion to approve 3563-3589 Main Street with stipulation of a final site plan review including enclosed stairwell and architectural aesthetics be similar to the medical building on Main Street and office building on Main Street and Fenelon Place. 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 – Ms. Pepin made a motion to take 1884 Main Street off the table. The motion was seconded by Ms. Pepin. The motion carried unanimously. Mr. Henrick noted he had not heard previous testimony from this petitioner but referred to trial period which was offered previously. **Mr. Smith made a motion to table 1884 Main Street. 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 – Ms. Pepin made a motion to take 2000-2030 Main Street off the table. The motion was seconded by Ms. Manos. The motion carried unanimously.

1969, 1995 & 2019 Main Street – Petition of Christ Episcopal Church for approval of a Special Case under Sections 7.10 and 20 – Mr. Henrick made a motion to take 1969, 1995 & 2019 Main Street off the table. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Mr. Henrick has brought himself up-to-date on this project by reviewing previous tapes and testimony. He noted this falls within regulations, meets Transit Oriented District guidelines and there is a need for this type of development. Ms. Manos noted most residents of this area have no problem with this proposal providing stipulations be implemented. Mr. Smith disagrees on usage noting this is a residential area and this proposal does not fit the character. Mr. Llewelyn mentioned if this was a 8-30G development the unit count would double. Mr. Henrick discussed what could be approved for this area and noted this project falls within all regulations of the Transit Oriented District of which this board previously approved. Mr. Llewelyn reiterated that Mr. Henrick has read testimony and documents relating to this petition. Chairman Fuller has recused himself at the request of church members. Mr. Lorentson read comments from John Casey and noted if parking spaces were eliminated and green space added this petition would be fully in compliance with the Transit Oriented District guidelines.

Ms. Pepin made a motion to approve 2000-2030 Main Street. The motion was seconded by Ms. Manos. The motion carried 4-1 with Mr. Smith in opposition.

Mr. Henrick made a motion to approve 1969,1995 & 2019 Main Street with the stipulation that twelve (12) parking spaces be eliminated and green space added, no lighting in rear of units, fencing be installed, and subject to final plans and John Caseys' comments be adhered. The motion was seconded by Ms. Pepin. The motion carried 4-1 with Mr. Smith in opposition.

Approval of Minutes: Ms. Pepin made a motion to approve the minutes of the September 14th. with the correction that the meeting was held on Monday. The motion was seconded by Mr. Henrick. The motion carried unanimously.

C.A.M Site Plan Review: None

Zoning Enforcement Study –Accessory Apartment Applications – Commissioners discussed building on Barnum Avenue.

Sediment & Erosion Control Applications – None

Planning Projects: None

Status of Approvals for 170 Oronoque Lane – Discussed letter from Town Attorney. This item will be tabled until Chairman Fuller is in attendance.

Goal Settings:

- 1) **Other** – Ms. Pepin reported Greenway Committee will meet with BSC on October 7th. Mr. Llewelyn informed the Commissioners the Stratford High School project will go to an 8-24 land use review before the Planning Commission and a public presentation will take place.
- 2) **Affordable Housing** - None
- 3) **SAEP Property** – None
- 4) **Medical Marijuana/Methadone Clinics** – Moratorium expires in February – will discuss both at the November or December meeting.
- 5) **Parking** – Referred to the Planning Commission
- 6) **Town Plan of Conservation and Development** –None
- 7) **Recommendations to Town Council** – None

Mr. Henrick made a motion to waive the rules. The motion was seconded by Ms. Pepin. The motion carried unanimously. Mr. Lorentson reviewed letter from Maxwell’s American Grille requesting a one-day liquor permit for their outdoor patio on October 11th from 2-9:00 p.m. **Mr. Smith made a motion to approve permit for Maxwell’s with standard stipulations for outdoor events. 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 Ms. Manos. The meeting adjourned at 9:16 p.m.

Respectively Submitted,

Gail DeCilio