

Zoning Commission Public Hearing and Administrative Meeting

October 27, 2015

The Zoning Commission held a Public Hearing and Administrative Meeting on Tuesday, October 27th, 2015 at Stratford Town Hall, Main Street, Stratford, Ct per notice duly posted.

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

Also Present: G. Lorentson

Members Absent: None

Alternates: R. Hojdich

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

Public Hearing

1056 Stratford Avenue – Petition of Mahmoud Sokareh for approval of a Special Case as required by Section 20.1 in order to create a smoking lounge in an existing smoke shop on property located in a CA District – Representative of Mahmoud Sokareh submitted Certificates of Mailings and described the proposal put forth. She noted there will be no food sales on premises which should remove Health Departments concerns. Would like to remain open until 11:00 p.m. Commissioners questioned disposal of smoking items, seating, ventilation and air filtration system.

Attorney Barry Knott, representing 1111 Stratford Avenue, spoke in opposition to the proposal. He distributed and reviewed Section 20 of the Zoning Regulations, concerns of the Health Department and letter from Christopher Loynd. Chairman Fuller read into record letter from Christopher Loynd, 937 Stratford Avenue.

In rebuttal, it was noted there is no intention of this becoming an after-hours establishment and there will be no rental of hookah pipes.

Seeing no other members of the public speaking in favor or opposition of this petition, Mr. Llewelyn made a motion to close 1056 Stratford Avenue. The motion was seconded by Ms. Pepin. The motion carried unanimously.

3600 Main Street – Petition of Kasia Lindeberg for approval of a Special Case as required by Section 7.1.7.1 in order to operate a tea shop/juice lounge on property located in a CA District – Kasia Lindeberg, petitioner, submitted Certificates of Mailings. She noted hours of

operation will be 9:00-5:00 and will be closed Sunday and Monday. Mr. Llewelyn noted the Health Department would like more details.

Seeing no members of the public speaking in favor or opposition of the petition, Ms. Pepin made a motion to close 3600 Main Street. The motion was seconded by Ms. Manos. The motion carried unanimously.

2067 Barnum Avenue – Petition of 2067 Barnum Avenue, LLC for approval of a Special Case as required by Sections 7.1.7.1 and 20 in order to convert the existing second floor into three (3) apartments on property located in a CA District – Attorney Rosati, representing petitioner, submitted Certificates of Mailings noted and submitted copy of variance from the Zoning Board of Appeals and submitted Special Case approvals of similar projects. He also noted the footprint of the building will not change, Fire Department concerns are addressed and per Health Department dumpster will be located in rear. Chairman Fuller noted Board of Zoning Appeal variance was for parking, lot area and recreation space.

Seeing no members of the public speaking in favor or opposition of this project, Ms. Pepin made a motion to close 2067 Barnum Avenue. The motion was seconded by Ms. Manos. The motion carried unanimously.

335 Ferry Boulevard – Petition of Ferry Boulevard Plaza, LLC for approval of a Special Case under Section 7.10 and 20 of the Zoning Regulations in order to construct seventy-one (71) residence apartments on property located in an MA District and within the Transit Oriented Development Overlay District – Postponed to November 24, 2015

Mr. Llewelyn made a motion to close the Public Hearing at 7:45 p.m. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Administrative Session

Chairman Fuller called the Administrative Session to order at 7:51 p.m.

1056 Stratford Avenue – Petition of Mahmoud Sokareh for approval of a Special Case as required by Section 20.1 in order to create a smoking lounge in an existing smoke shop on property located in a CA District – Mr. Llewelyn made a motion to take 1056 Stratford Avenue off the table. The motion was seconded by Ms. Pepin. The motion carried unanimously. Commissioners discussed stipulations to be put in place. Mr. Llewelyn made a motion to approve 1056 Stratford Avenue with the following stipulations:

- a) No food or alcohol on premises**
- b) Products smoked must be purchased on site**
- c) Closing time 10:00 p.m.**
- d) Adhere to Fire and Health Department stipulations**

- e) Filtration system be installed
- f) Will be a one (1) year probationary period until October of 2016

The motion was seconded by Chairman Fuller. The motion carried unanimously.

3600 Main Street – Petition of Kasia Lindeberg for approval of a Special Case as required by Section 7.1.7.1 in order to operate a tea shop/juice lounge on property located in a CA District – Ms. Pepin made a motion to take 3600 Main Street off the table. The motion was seconded by Ms. Manos. The motion carried unanimously. Commissioners are in agreement this is an appropriate use of the property. **Ms. Pepin made a motion to approve 3600 Main Street with required stipulations from the Health Department. The motion was seconded by Ms. Manos. The motion carried unanimously.**

2067 Barnum Avenue – Petition of 2067 Barnum Avenue, LLC for approval of a Special Case as required by Sections 7.1.7.1 and 20 in order to convert the existing second floor into three (3) apartments on property located in a CA District – Mr. Llewelyn made a motion to take 2067 Barnum Avenue off the table. The motion was seconded by Ms. Pepin. The motion carried unanimously. Mr. Lorentson referred to the floor plans of apartments. Commissioners agreed this is a good use of the property. **Mr. Llewelyn made a motion to approve 2067 Barnum Avenue with the stipulation that the Police and Fire Department review plans. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

1884 Main Street – 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 signage has been put into place noting “No Motorcycles on Sidewalk”. **Ms. Pepin made a motion to approve 1884 Main Street with the following stipulations:**

- a) One (1) year probationary period until October of 2016
- b) Outdoor serving will cease at 10:00 p.m.
- c) Door will be closed at all times when outdoor seating is in use
- d) Maximum of eight (8) seats outdoors
- e) Stanchion be put in place separating dining area from sidewalk
- f) Appropriate sidewalk area be provided from dining area
- g) Outside music prohibited

The motion was seconded by Ms. Manos. The motion carried unanimously.

Approval of Minutes: Mr. Llewelyn made a motion to approve the minutes of the September 29th. The motion was seconded by Ms. Pepin. The motion carried unanimously.

C.A.M Site Plan Review:

- 1) 335 Ferry Boulevard - Postponed

Zoning Enforcement Study – Mr. Lorentson noted Advanced Automotive will be installing faux windows on building.

Accessory Apartment Applications – None

Sediment & Erosion Control Applications – None

Planning Projects - None

Notice of Appeal – 3044 Main Street – Parking Lot – Commissioners discussed appeal of 3044 Main Street parking lot. Mr. Lorentson noted an injunction to Cease and Desist would have to be obtained.

Status of Approvals for 170 Oronoque Lane – Town Attorney Florek has advised the Zoning Commission they are in compliance with State Law. **Mr. Llewelyn made a motion to adopt the Town Attorneys’ assessment. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

200 East Main Street – Discussion of settlement Re: Special Case to construct a restaurant with a drive through – For the record, Alternate Hojdich will be sitting on this petition for Commission member Manos. Attorney J. Florek, representing the Zoning Commission, noted the applicant has attempted to make revisions to the project in order to have a possible settlement. He referred to the original and revised site plans. Commissioners discussed sidewalk access, drive thru, congestion and traffic flow. Chairman Fuller suggested there be one entry point to go all the way through which would be consistent with traffic flow.

Chairman Fuller made a motion to approve 200 East Main Street with the stipulation that there be one entry point to go all the way through to be consistent with traffic flow. The motion was seconded by Mr. Llewelyn. The motion carried 3-2 with Ms. Pepin and Mr. Smith voting in opposition.

Chairman Fuller made a motion to have the Town Attorney review the majority vote questioning if three (3) or four (4) votes are needed to approve project. The motion was seconded by Mr. Llewelyn. The motion carried unanimously.

Goal Settings:

- 1) **Other** - None
- 2) **Affordable Housing** - None
- 3) **SAEP Property** – None
- 4) **A) Medical Marijuana** – Commissioners discussed zones which could potentially have dispensaries.
B) Methadone Clinics – None
- 5) **Parking** – Mr. Lorentson discussed relaxing parking restrictions for restaurants which are higher than other towns. Noted retail parking is consistent with other towns.
- 6) **Plan of Conservation and Development** – None

7) Recommendations to the Town Council – Commissioners discussed passing Ordinance for signage regulation.

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 8:40 p.m.

Respectively Submitted,

Gail DeCilio