

# **Zoning Commission Public Hearing and Administrative Meeting**

**December 16, 2015**

The Zoning Commission held a special Public Hearing and Administrative Meeting on Wednesday, December 16, 2015 in Room 213 at Stratford Town Hall, Main Street, Stratford, Ct per notice duly posted.

**Members Present:** L. Pepin, L. Manos, T. Smith, Chairman D. Fuller, M. Henrick

**Also Present:** G. Lorentson

**Members Absent:** None

**Alternates:** None

**Call to Order:** Chairman Fuller called the Public Hearing to order at 7:02 p.m.

## **Public Hearing**

**1478 Barnum Avenue – Petition of Gaetano’s Deli for approval of a Special Case as required by Section 7.1.7.1 and 20 of the Zoning Regulations on property located in a CA District –** The owners of Gaetano’s Deli submitted the Certificates of Mailings and noted that they would like to move from their current location at Hard’s Corner to Barnum Avenue. They stated that there is much more parking and it is a larger space and their hours of operation would be from 8 am to 6 pm. The upstairs would be used by them for their offices. Mr. Fuller read comments from the Health Department into the record. **Seeing no members of the public speaking in favor or opposition of the petition, Mr. Henrick made a motion to close 1478 Barnum Avenue. The motion was seconded by Ms. Manos. The motion carried unanimously.**

**Chairman Fuller and the other members thanked Commission members Smith and Manos for their dedicated service to the Town of Stratford for the last 4 years and thanked Mr. Lorentson for his 31 years of service as administrator.**

**Mr. Henrick made a motion to close the Public Hearing at 7:13 p.m. The motion was seconded by Ms. Manos. The motion carried unanimously.**

## **Administrative Session**

Chairman Fuller called the Administrative Session to order at 7:13 p.m.

**1478 Barnum Avenue – Petition of Gaetano’s Deli for Special Case Approval in order to operate a deli on property located in a CA District –** Mr. Smith made a motion to take 1478 Barnum Avenue off the table. The motion was seconded by Ms. Pepin. The motion carried unanimously. Commission members noted that this is a good business that wants to stay in town and the property has plenty of parking. **Mr. Henrick made a motion to approve 1478 Barnum Avenue subject to compliance with the Health and Fire Department requirements. The motion was seconded by Mr. Smith. The motion carried unanimously.**

**164 Hamilton Avenue- Petition of Richard Lanza / LGK Properties LLC for Special Case Approval to construct a ten (10) unit condominium on property located in an RM-1 District.-** Mr. Henrick made a motion to take 164 Hamilton Avenue off the table. The motion was seconded by Mr. Smith. The motion carried unanimously. Mr. Smith felt the housing complex did not fit the character of the neighborhood. Mr. Henrick stated that the neighborhood was mostly multi-family homes and this was a good project that fit the neighborhood. Members Pepin, Fuller and Manos felt that the project was not in character with the neighborhood and acknowledged that there was strong opposition. **Mr. Henrick made a motion to approve 164 Hamilton Avenue subject to the submission of final plans. For discussion purposes, Mr. Fuller seconded the motion. The motion failed on a 1-4 vote with members Fuller, Pepin, Smith and Manos voting in opposition and Mr. Henrick voting in favor. As the required four positive votes were not obtained the petition was denied.**

**Approval of Minutes:** Mr. Henrick made a motion to approve the minutes of the November 24, 2015. The motion was seconded by Ms. Pepin. The motion carried unanimously.

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

**Zoning Enforcement Study -** None

**Accessory Apartment Applications –** None

**Sediment & Erosion Control Applications –** None

**Planning Projects –**

- 1) **Greenway –** No report

**Site Plan Modification- Addition and Alterations to Bunnell Fieldhouse-** Mr. Lorentson discussed the floor plan and handed out the letter of explanation from Dr. Dowling, Principal as to why the renovations are needed. **Mr. Henrick made a motion to approve the addition and alterations to the fieldhouse. 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) A) Medical Marijuana – Mr. Lorentson stated that the moratorium expires on February 6, 2016 so it is recommended that an extension of the moratorium be initiated by the Commission. Mr. Henrick made a motion to send the extension of the moratorium to a public hearing in January. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

**B) Methadone Clinics – Is included in the moratorium.**

**5) Parking - None**

**6) Plan of Conservation and Development – None**

**7) Recommendations to the Town Council – None**

**Seeing no other business to discuss, Mr. Smith made a motion to adjourn the meeting. The motion was seconded by Ms. Manos. The meeting adjourned at 7:45 p.m.**

Respectively Submitted,

Gary Lorentson