

Zoning Commission Administrative Meeting

January 11, 2016

The Zoning Commission held an Administrative Meeting on Monday, January 11, 2016 in Room 213 at Stratford Town Hall, Main Street, Stratford, Ct per notice duly posted.

Members Present: Chairman D. Fuller, L.Pepin, M. Henrick, S. Philips and S. Farrington-Posner

Also Present: G. Lorentson

Members Absent: None

Alternates: None

Call to Order: Chairman Fuller called the Administrative meeting to order at 7:09 p.m.

Administrative Session

Approval of Minutes: Ms. Pepin made a motion to approve the minutes of the December 16, 2015 meeting and the December 30, 2015 meeting. The motion was seconded by Mr. Henrick. The motion carried unanimously by a vote of 3-0 with members Philips and Farrington-Posner not participating as they were not members at the time.

C.A.M Site Plan Review:

1) 207 Grove Street- Four Lot Subdivision- Mr. Lorentson explained what a Coastal Site Plan Application is and showed the coastal map of the town. He explained the proposed subdivision, how the Planning Commission and Board of Zoning Appeals approved the application and discussed the comments from the DEEP. A motion was made by Ms. Pepin to approve the Coastal Site Plan Application. The motion was seconded by Ms. Philips. The motion carried unanimously.

Zoning Enforcement Study - None

Accessory Apartment Applications – None

Sediment & Erosion Control Applications – Ms. Philips mentioned erosion at the property across from the seawall in Lordship. Mr. Fuller stated that it would be Public Works to clean up after storms and perhaps the Conservation Office could provide insight.

Planning Projects –

1) Greenway – Ms. Pepin stated that there is a public forum on January 20th.

Request to extend time period to submit final plans and discuss building elevations- 3563-

3589 Main Street- Mr. Lorentson explained that extensions, if current, are common and fairly routine. Ms. Pepin made a motion to grant an 18-month extension of time to submit final plans for this project. The motion was seconded by Mr. Farrington-Posner. The motion carried unanimously. Mr. Henrick waived the rules to allow Nick Owen to speak about the exterior elevations. The motion was seconded by Ms. Pepin. The motion carried unanimously. Nick Owen showed a proposed elevation plan of a three story building instead of a two story building. The Commission questioned if the changes were substantial to warrant a new public hearing. A motion was made by Mr. Fuller to require the submission of a detailed explanation of the architectural changes to determine if the changes are substantial or not. The motion was seconded by Ms. Philips. The motion carried unanimously.

Request to allow a rehearing for 164 Hamilton Avenue within 6 months.- Mr. Fuller made a motion to waive the rules to allow attorney Knott to speak. The motion was seconded by Mr. Henrick. The motion carried unanimously. Attorney Knott submitted a conceptual plan that breaks the one building into 3 or 5 buildings totaling 10 units to better fit in with the neighborhood. Mr. Lorentson explained that the statutes state that the Commission is not obligated to re-hear any petition within 6 months but could do so if significant changes are made to the application. Ms. Philips felt that the changes were significant and made a motion to allow a new hearing within 6 months. The motion was seconded by Mr. Farrington – Posner with the added suggestion that the applicant reach out to the neighbors before an application is submitted. The motion to allow a new hearing carried unanimously.

Goal Settings:

- 1) **Other** - None
- 2) **Affordable Housing** - None
- 3) **SAEP Property** – Mr. Lorentson explained that he was working with the developer on a new overlay district for that property.
- 4) **A) Medical Marijuana** – Mr. Lorentson handed out the draft regulation that was created by the Commission many months ago.
- 5) **B) Methadone Clinics** – Mr. Fuller stated that some discussion should start on how to regulate methadone clinics.
- 5) **Parking** – Mr. Lorentson explained that parking requirements for restaurants are high and should be modified at some point. Mr. Fuller stated that the Town Attorney’s Office requested that the parking regulations be changed to eliminate a legal issue.
- 6) **Plan of Conservation and Development** – None
- 7) **Recommendations to the Town Council** – None

Ms. Philips made a motion to waive the rules to discuss meeting schedules. The motion was seconded by Mr. Farrington-Posner. The motion carried unanimously. Ms. Philips explained the problem of having an administrative session on the same night and time as the Town Council. Mr. Farrington-Posner gave an example of someone wanting to attend zoning but couldn't because they also wanted to attend the council meeting. Ms. Philips made a motion to add this item to the goal setting. The motion was seconded by Mr. Farrington-Posner. The motion carried unanimously.

Seeing no other business to discuss, Ms. Pepin made a motion to adjourn the meeting. The motion was seconded by Mr. Henrick. The meeting adjourned at 8:37 P.M. p.m.

Respectively Submitted,

Gary Lorentson