

Zoning Commission Administrative Meeting

March 14, 2016

The Zoning Commission held an Administrative Meeting on Monday March 14, 2016 in Room 213 at Stratford Town Hall, Main Street, Stratford, Ct per notice duly posted.

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

Also Present: Attorney Florek

Members Absent: None

Alternates: G. Forrester, M. Juliano

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

Approval of Minutes: Mr. Henrick made a motion to approve the minutes of the January 11th Organizational Meeting and Regular Meeting and January 26th Meeting with the correction Resident of 231 Housatonic Avenue be changed to Connie Kristy and Amy White of 200 Housatonic Avenue be added as a speaker in opposition of the project at 335 Ferry Boulevard. The motion was seconded by Ms. Pepin. The motion carried unanimously.

C.A.M Site Plan Review:

- 1) **335 Ferry Boulevard** – Will be left on table
- 2) **96-140 West Beach Drive** – Will be left on the table

Zoning Enforcement Study - None

Accessory Apartment Applications – None

Sediment & Erosion Control Applications – None

Final Plans – Re: Christ Church – 1969,1995 and 2019 Main Street – Mr. Habansky reviewed the site plans as approved on September 29, 2015. Noted and reviewed applicants' adherence to eliminate twelve (12) parking spaces and create green space, fencing, lighting and landscaping that adequately buffers adjacent properties.

Mr. Henrick made a motion to waive the rules to allow Mr. Owens to speak. The motion was seconded by Ms. Philips. The motion carried unanimously. Mr. Owens discussed the lighting noting it would possibly be on a timer or automatic LED lighting. He also discussed the 10' setback from Kings College Place. Comments by the Town Engineer have been satisfied. Commissioners reviewed exterior plans.

Ms. Philips made a motion to accept final plans for 1969, 1995 and 2019 Main Street as submitted. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Possible Reconsideration of Decision – Re: Extension of time period for 170 Oronoque Lane – Mr. Gary Lorentson reviewed the decision and approval letter of March 21, 2013. He also discussed the extension which was granted on March 19, 2015. Being that a further extension was not requested, this application was removed from the agenda. He was surprised to see another extension was granted in January of 2016.

Attorney Florek gave opinion on the ramifications of granting another extension. Mr. Owens had referred to a passage from Judge Fullers' case law. Attorney Florek noted there is federal case law which courts had upheld time limits which had expired. In his opinion, once the petitioner had not requested another extension this application died and was struck from the agenda. Mr. Lorentson discussed 20.3 which specifically denotes time frames. Mr. Habansky concurs with opinion of Attorney Florek and Mr. Lorentson. Commissioners discussed deadlines and process to apply for extensions.

Attorney Florek referred to his opinion noting that if the applicant enters a new application for the same project with no changes it would be very unlikely for the Zoning Commission to turn this application down. Commission members discussed their authority and discretion to make judgements on Special Cases. Question is if the Commission acted erroneously on their approval of the non-age restricted extension.

Mr. Henrick made a motion to reconsider the decision on 170 Oronoque Lane. The motion was seconded by Mr. Farrington-Posner. The motion failed 1-4 with Mr. Fuller, Ms. Philips, Ms. Pepin and Mr. Henrick voting in opposition. Mr. Posner-Farrington voting in favor.

Mr. Farrington-Posner made a motion to waive the rules. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Mr. Habansky has received a complaint that Our Lady of Peace Parish is operating a second hand shop on Saturday's from 10-2p.m. Commissioners discussed vehicle traffic, signage and prior approvals. **Ms. Pepin made a motion to table this request until more information can be obtained. Motion was seconded by Ms. Philips. Motion carried unanimously.**

Commissioners discussed new Commissioners and Alternates receiving cards denoting they are members of the Zoning Commission, the possibility of town emails for Zoning Commissioners and to change the dates of the Zoning Commission Administrative Sessions.

Planning Projects

- 1) Greenway** - Ms. Pepin reported there will be a meeting with BSC on Wednesday, March 16th at 7:30 p.m. in Room 213.

Goal Settings:

- 1) **Other** - None
- 2) **Affordable Housing** - None
- 3) **SAEP Property** – None
- 4) **A) Medical Marijuana** – None
B) Methadone Clinics - None
- 5) **Parking** - None
- 6) **Plan of Conservation and Development** – None
- 7) **Recommendations to the Town Council** – None

Seeing no other business to discuss, Ms. Pepin made a motion to adjourn the meeting. The motion was seconded by Mr. Farrington-Posner. The meeting adjourned at 8:14 p.m.

Respectively Submitted,

Gail DeCilio