

The Stratford Zoning Commission held a Public Hearing and Administrative Session on Tuesday, March 29, 2016, in the Town Hall, Stratford, CT.

MEMBERS PRESENT: Mr. Farrington-Posner, Ms. Stephanie Philips, Mr. Fuller, Ms. Pepin and Mr. Henrick

ALTERNATES PRESENT: Mr. Mark Juliano

OTHERS PRESENT: Jay Habansky (Planning & Zoning Administrator) and Gary Lorentson (former Planning & Zoning Administrator)

- Chairman Fuller called the public hearing to order in the Council Chambers at 7:00 p.m.

- It was noted that 1625 Stratford Avenue (Petitions 2 and 3) on the Public Hearing Agenda is still before the Board of Zoning Appeals. Regarding 795 James Farm Road (Petitions 4, 5 and 6), the Applicant has requested a postponement of the public hearing until April 26, 2016.

- MR. HENRICK MOVED, SECONDED BY MR. FARRINGTON POSNER, TO ADD THE CONTINUED HEARING FOR 164 HAMILTON AVENUE TO THE PUBLIC HEARING AGENDA AS PETITION 2. MOTION CARRIED 5-0.

**PETITION 1
A&H AUTO REPAIR
2980 MAIN STREET
APPROVAL OF LOCATION FOR GENERAL REPAIRER'S LICENSE**

- Alternate Mr. Juliano sat in for Ms. Philips during the public hearing for Petition 1.

- Applicant is seeking to open a general auto repair shop. Previously this location was also an auto repair shop. Hours of operation would be from 8:00 or 9:00 a.m. until 5:00 p.m. No one spoke in favor or against this petition.

- ON MOTION BY MS. PEPIN AND SECONDED BY MR. HENRICK, THE PUBLIC HEARING ON PETITION 1 WAS CLOSED.

**PETITION 2
RICHARD LANZA/LGK PROPERTIES
164 HAMILTON AVENUE
APPROVAL OF SPECIAL CASE**

- Ms. Philips was present for the continued public hearing on Petition 2.

- Petitioner is represented by Attorney Barry Knott. Attorney Knott submitted the certificates of mailing and a folder of exhibits and photographs for the record. He also submitted a petition with the names of Stratford residents and/or business owners in favor of this application. Attorney Knott advised that his clients had taken an appeal from the Commission's denial of their first application, but they were holding off on pursuing that appeal until this new application is decided. The Petitioners seek special case approval under Sections 5.3 and 20 of the Zoning Regulations in order to construct a 10 unit residential development at 164 Hamilton Avenue. The property is approximately one acre and rectangular shaped, and is zoned for one and two-family houses. The original plan called for one long building, which was a concern at the first public hearing. Attorney Knott advised his clients to break the units up and they were now proposing 5 duplex homes in a cluster format. The land will be owned by a Condominium Association and each house will be a separate unit. Under the Regulations the Petitioners are entitled to build 12 units. They do not need any variances. The plan calls for 5 different duplexes to be staggered in 3 locations on the property. Attorney Knott referred to

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photographs showing examples of other cluster housing in Stratford. 84.6% of the property would remain open space although the Regulations only require 75% open space. Each unit will have its own garage plus additional parking for 8 more cars for a total of 22 parking spaces on the property. The three bedroom units will have a two car garage. All units will have two and a half bathrooms. The flooding of Hamilton Avenue had been a major concern at the last public hearing. Per the Town Engineer's request, the proposed drainage system will handle runoff from a 50 year storm. This will prevent any runoff from the property contributing to the flooding of Hamilton Avenue. Their Traffic Report concludes that there will only be a minor increase in trip generation. Neither the Fire Department nor the Police Department had any concerns. Mr. Habansky's only recommendation was to add shade trees around the perimeter of the property. This has been incorporated into their landscaping plan. Frank DeVecchio, a licensed real estate broker, advised the Commission that good quality development like the project proposed will not negatively impact the surrounding residential homes. He said that he also did his own traffic study and concluded that the increased traffic would be minor.

- Mr. Farrington-Posner questioned the cluster housing. He pointed out that although they were proposing 5 separate duplexes, in 2 of the 3 locations two of the duplexes were attached to each other. Attorney Knott advised that the Applicant could separate all the duplexes if the Commission preferred that arrangement. In response to other questions from the Commission, Attorney Knott advised that there would be one driveway for all the units and the parking area is in the front. All units face front and there is open space for the backyards. The Applicant, Mr. Lanza, addressed the Commission about landscaping and the cluster housing arrangement. Ms. Philips spoke about flooding issues on Hamilton Avenue and the density of the proposed project. She suggested that the Applicants build single family homes to conform with the other single family homes in the neighborhood. Attorney Knott reminded her that this area is zoned for both single and two-family homes. Ms. Philips also questioned how many people on the Petition in favor of the project actually lived in that District. There was also discussion about how many single family homes versus two family homes there were on Hamilton Avenue and the adjacent streets. Mr. Henrick and Chairman Fuller questioned whether the Petitioners had done any public outreach with the neighbors.

- The following people spoke in favor of the project: residents of 160 Barrister Road, 260 Andrew Street, 1160 South Avenue and Mr. Lanza's son who lives at 184 Hamilton Avenue.

- Recess was called at 8:36 p.m. The public hearing continued at 8:42 p.m.-

- After the recess, five other people indicated their support for the project but did not speak. Wali Kadeem, Councilman from the Third District, spoke against the project. He submitted for the record a Petition in Opposition to the first Site Plan which is on appeal. Attorney Knott had no objection. The following people also spoke in opposition to the petition: residents of 1372 South Avenue, 216, 173 and 274 Hamilton Avenue, 98 South Avenue and 195 Hamilton Avenue. Several other people also indicated that they were against the petition but did not speak.

- In rebuttal, Attorney Knott indicated that the neighbors had plenty of opportunity to review the plans before this public hearing: plans have been on file with the Zoning Office since January 29, 2016, letters to abutters were sent February 9, 2016, a sign was posted on the property, two notices were in the newspaper, and Mr. Lanza had canvassed the neighborhood. As to the flooding of Hamilton Avenue when it rains, the only reason they were putting in a 50 year storm drainage system was because this was a special case application. Single family homes don't require a drainage system and would drain directly into Hamilton Avenue. Attorney Knott also referenced a Stratford case regarding the denial of a subdivision in which the Supreme Court stated that a commission cannot deny an application because the municipal infrastructure is inadequate.

- MR. FARRINGTON-POSNER MOVED TO CONTINUE THE PUBLIC HEARING UNTIL APRIL 26, 2016. MS. PHILIPS SECONDED AND THE MOTION CARRIED 4-1 WITH MR. HENRICK OPPOSED.

- ON MOTION BY MS. PEPIN AND SECONDED BY MR. FARRINGTON-POSNER THE PUBLIC HEARING WAS CLOSED AT 9:28 P.M.

ADMINISTRATIVE SESSION

- Chairman Fuller called the Administrative Session to order at 9:34 p.m. in Room 213 of the Town Hall.

**PETITION 1
A&H AUTO REPAIR
2980 MAIN STREET
APPROVAL OF LOCATION FOR GENERAL REPAIRER'S LICENSE**

- MR. HENRICK MOVED TO TAKE PETITION 1 OFF THE TABLE. MS. PEPIN SECONDED. MOTION CARRIED 5-0.

- For the record, Mr. Juliano sat in for Ms. Philips, who was not present at the public hearing of Petition 1.

- MR. HENRICK, SECONDED BY MS. PEPIN, MADE A MOTION TO APPROVE PETITION 1 FOR THE APPROVAL OF LOCATION FOR A GENERAL REPAIRER'S LICENSE ON PROPERTY LOCATED IN A CA/CF DISTRICT. CHAIRMAN FULLER MADE A FRIENDLY AMENDMENT TO ADD THE STANDARD AUTO REPAIR STIPULATIONS. MR. HENRICK MADE ANOTHER FRIENDLY AMENDMENT TO INCLUDE A STIP THAT THE FOOTPRINT OF THE BUILDING WOULD NOT CHANGE. MOTION AS AMENDED CARRIED 5-0.

**PETITION 2
RICHARD LANZA/LGK PROPERTIES
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- Remained on the table.

1. APPROVAL OF MINUTES – MARCH 22, 2016

- ON MOTION BY MR. HENRICK AND SECONDED BY MS. PEPIN, THE FOREGOING MINUTES WERE APPROVED 5-0.

2. C.A.M. SITE PLAN REVIEW – no business

3. ZONING ENFORCEMENT STUDY – no business

4. ACCESSORY APARTMENT APPLICATIONS – no business

5. SEDIMENT & EROSION CONTROL APPLICATIONS – no business

6. PLANNING PROJECTS

1) GREENWAY – Ms. Pepin reported that she attended a Traffic Authority meeting today. One block on Elm Street will require one side of the street parking.

7. GOAL SETTING

1) Affordable Housing – no business

2) SAEP Property – no business

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3a) Medical Marijuana Moratorium

3b) Methadone Clinic Moratorium - For 3a and 3b, Chairman Fuller reported that they are waiting for the Planning Commission to name a member to the Steering Committee.

4) Parking – Mr. Henrick is spearheading an ad hoc committee.

5) Plan of Conservation & Development – no business

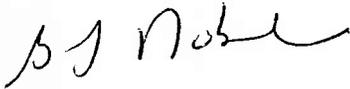
6) Recommendations to Town Council – no business

7) Other – No update on the Thrift Shop Complaint at Church. Ms. Philips asked about posting petitions on website and whether she could have some of the materials sent electronically.

7. ADJOURNMENT

- ON MOTION BY MS. PEPIN AND SECONDED BY MR. FARRINGTON-POSNER, THE ADMINISTRATIVE SESSION ENDED AT 10:04 P.M.

Respectfully submitted,



Gail J. Nobili
Acting Secretary