

## Zoning Commission Administrative Meeting

**April 11, 2016**

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

**Members Present:** L. Pepin, Chairman D. Fuller, S. Philips, S. Farrington-Posner, Mr. Juliano sitting for Mr. Henrick

**Also Present:** Attorney Florek, Mr. Habansky, Planning and Zoning Administrator

**Members Absent:** Mr. Henrick

**Alternates:** Mr. Juliano

**Call to Order:** Chairman Fuller called the meeting to order at 7:00 p.m

**Approval of Minutes:** Mr. Juliano made a motion to approve the minutes of March 29<sup>th</sup>. 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

**Letter Requesting Change from one Non-Conforming Use to another at 2278 Main Street –**

Mr. Habansky informed the Commissioners that previously this was a second-hand shop and petitioner would like to make it a hair and nail salon. He referred to 14.2.2 and noted Commissioners would have to decide if this is a more or less intensive use of the property. He referred to applicants' letter dated March 15, 2016. Commissioners questioned notifying Historic District Commission, number of stations which would be in use, and the number of rear parking spaces. Commissioners do not feel they have enough information to make a decision and would like to have a Public Hearing. **Mr. Farrington-Posner made a motion to send 2278 Main Street to a Public Hearing. The motion was seconded by Mr. Juliano. The motion carried unanimously.**

**Letter from Oronoque Village Maintenance Office – Re: Vehicle Wash Station –** Mr. Habansky referred to the site plan noting the area would be 18'x25'. Inland Wetland Commission has approved this petition. Mr. Juliano mentioned that the applicants poured a concrete pad

instead of paving the area. Commissioners discussed oil-water separator which in this case is the same as a commercial car wash. **Ms. Pepin made a motion to approve vehicle wash station at the Oronoque Village Maintenance Office. The motion was seconded by Mr. Farrington-Posner. The motion carried unanimously.**

**Letter from Our Lady of Peace Parish – Re: Shop at 10 Ivy Street** – Mr. Habansky informed the Commissioners this is a donation facility with an all- volunteer staff. It is anticipated there will be approximately 6-20 people arriving between the hours of 10am-12pm on a Saturdays only. They are also requesting a 24”x18” sign. **Ms. Philips made a motion to approve Our Lady of Peace Shop on 10 Ivy Street. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

**Stipulation to Judgement – Re: 3044 Main Street** – Ms. Philips recused herself from this application. Attorney Florek suggested going into Executive Session to discuss 3044 Main Street.

Commissioners went into Executive Session at 7:20 p.m.

Meeting resumed at 7:28 p.m.

**Mr. Juliano made a motion to take the suggestion of the Town Attorney to enter into settlement with 3044 Main Street. The motion was seconded by Ms. Pepin. The motion carried 4-0 with Ms. Philips being recused.**

**Notice of Appeal from Zoning Commission decision – Re: 1969, 1995 and 2019 Main Street** – Attorney Florek noted this is a strange appeal – applicant is not appealing the original decision but is appealing the final site plan. Attorney Florek referred to #9 of the appeal and reviewed the areas which they view as evidence that does not support the decision. Chairman Fuller noted #5 “Notice of the March 14, 2016 decision of the Commission was not published in the Connecticut Post”.

**Ms. Pepin made a motion to take Affordable Housing out of order. The motion was seconded by Mr. Juliano. The motion carried unanimously.**

Attorney Florek reviewed criteria for affordable housing applications noting that usually the burden of proof is on the applicant but with affordable housing the burden of proof is on the Town. He updated the Commissioners on the criteria of approval or denial of an affordable housing application. Commissioners questioned the number of votes required to approve or deny an application – Attorney Florek will check. Commissioners questioned open space requirements in conjunction with affordable housing and discussed 8-30g. Chairman Fuller will email members a link in reference to affordable housing criteria.

## **Planning Projects**

- 1) Greenway – No Report**

**Goal Settings:**

- 1) Affordable Housing** – See Above
- 2) SAEP Property** – None
- 3) 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
- 8) Other**

**Seeing no other business to discuss, Mr. Farrington-Posner made a motion to adjourn the meeting. The motion was seconded by Ms. Pepin. The meeting adjourned at 8:30 p.m.**

Respectively Submitted,

Gail DeCilio