

Zoning Commission Public Hearing and Administrative Meeting

April 26, 2016

The Zoning Commission held a Public Hearing and Administrative Meeting on Tuesday, April 26, 2016 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: Jay Habansky, Planning & Zoning Administrator

Members Absent: None

Alternates: None

Call to Order: Chairman Fuller called the Public Hearing to order at 7:03 p.m.

Public Hearing

1625 Stratford Avenue – Petition of Declan Mahar for approval of a Special Case as Required by Section 7.1.7 in order to operate a restaurant on property located in a CA District – Before Board of Zoning Appeals – Continued to May 31st.

1625 Stratford Avenue – Petition of Declan Mahar for approval of a Class D café liquor permit, as required by Section 15 at a restaurant on property located in a CA District – Before Board of Zoning Appeals – Continued to May 31st.

164 Hamilton Avenue – Petition of Richard Lanza/LGK Properties, LLC for approval of a Special Case as required by Section 5.3 and 20 in order to construct a ten (10) unit residential development on property located in an RM-1 District – Attorney Knott, representing petitioner, submitted new site plan, landscape plan, read into record letter to Jennifer Francis, 216 Hamilton Avenue, email from John Casey, Town Engineer, revised Drainage Analysis 4/26/2016 and discussed comments from Jay Habansky and Town agencies. Plan of Conservation and Development was discussed in conjunction with this project. Attorney Knott added that homes would be Common Interest Ownership and the current Zoning regulations allow twelve (12) units to be built instead of the ten (10) which are being requested. He noted project 100% complies with Zoning Regulations.

Commissioners questioned fencing, square footage of homes, yard space, distance between houses and common area. Mr. Lanza, petitioner, discussed specifics of the project.

Residents of 24 Watkins Street, 129 McGrath Court, 216, 173, 171, 183 Hamilton Street, 1372, 198 South Avenue, 205 Wiklund Avenue, and 223 Taft Avenue spoke in opposition of the project.

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Resident of 184 Hamilton Street spoke in favor of the project.

When asked to raise their hands if they were opposed to this project, approximately twenty-five (25) members of the audience voted in opposition.

When asked to raise their hands if they were in favor of this project, one (1) member of the audience voted in favor.

Attorney Knott addressed sidewalk issue brought up by the public. Commissioners questioned if petitioner would be opposed to putting in sidewalks – not opposed. Commissioners discussed garbage pickup and snow removal.

Mr. Henrick noted that after questioning petitioner he feels this application is in complete compliance with all Zoning Regulations. Ms. Philips noted for the record she is not in agreement with Mr. Henrick.

Jay Habansky noted that revised plans were received by his office on April 22, 2016.

Mr. Henrick made a motion to close 164 Hamilton Avenue. The motion was seconded by Ms. Pepin. The motion carried unanimously.

795 James Farm Road – Petition of 500 North Avenue, LLC to amend the Zoning Regulations by creating a new Section 28 entitled “Julia Ridge Housing Opportunity Development Zonbe” in an RS-1 District – Continued per request of applicant until May 31st.

798 James Farm Road – Petition of 500 North Avenue, LLC to changes the zone of a portion of the property, as shown on the site plan dated June 10, 2015, completed by Rose Tiso & Company from as RS-1 District to the proposed Julia Ridge Housing Opportunity Development Zone – Continued per request of applicant until May 31st.

795 James Farm Road – Petition of 500 North Avenue, LLC for the approval of a site plan under the proposed Section 28 of the Zoning Regulations in order to construct a seventy-two (72) unit affordable housing development pursuant to Section 8-30g of the State Statues, on a property located in an RS-1 District - Continued per request of applicant until May 31st.

Ms. Pepin made a motion to close the Public Hearing at 9:24 p.m. The motion was seconded by Ms. Philips. The motion carried unanimously.

Recess – 9:25 p.m.

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Administrative Session

Chairman Fuller called the Administrative Session to order at 9:34 p.m.

164 Hamilton Avenue – Petition of Richard Lanza/LGK Properties, LLC for approval of a Special Case as required by Section 5.3 and 20 in order to construct a ten (10) unit residential development 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 Ms. Pepin. The motion carried unanimously. Commissioners discussed the fact that they were given the site plan this evening and did not have various Town comments prior to this hearing. Ms. Philips noted she is not satisfied with this site application and feels it will not mitigate flooding. She noted that 6-8 units would be workable. Mr. Henrick feels applicant has followed all regulations, in fact has gone above and beyond, and does not feel this Commission can factually say no to this project. Commissioners discussed 8-30g affordable housing vs. Section 8 housing.

Mr. Henrick made a motion to approve 164 Hamilton Avenue with stipulation of final site plan approval, verification of Fire and Police Department approvals, Town Engineer recommendations, dumpster enclosure and sidewalks on Hamilton Avenue. The motion was seconded by Ms. Pepin. Roll call vote taken – Mr. Farrington-Posner – No, Ms. Philips – No, Ms. Pepin – Yes, Mr. Henrick – Yes, Mr. Fuller – Yes. Motion failed 3-2 due to a need to have four (4) affirmative votes.

Approval of Minutes: Mr. Henrick made a motion to approve the minutes of the April 11th meeting. The motion was seconded by Ms. Philips. The motion carried unanimously.

C.A.M Site Plan Review: None

Zoning Enforcement Study - None

Accessory Apartment Applications – None

Sediment & Erosion Control Applications – None

Request for approval of outdoor dining – Pickle Barrel, 1889 Main Street – Mr. Habansky reviewed plan with Commissioners. Ms. Philips made a motion to approve 1889 Main Street in perpetuity and allow staff approval in the future. The motion was seconded by Mr. Henrick. The motion carried unanimously.

Request for a one (1) year extension to file for building permits to use the third floor for office and storage at 1980 Main Street – Mr. Fuller recused himself from this application. Ms. Philips was denoted chair for this application. Mr. Henrick made a motion to approve one (1) year

extension for 1980 Main Street. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Planning Projects –

- 1) **Greenway** - Ms. Pepin reported haven't heard from the Police Department on the traffic advisory meeting.
- 2) **Complete Streets** – Kick off meeting 4/19/16 at 6:30 p.m. in Council Chambers – Mr. Habansky said this is to create a network of connected right-of-ways in the Town of Stratford. There will be a four (4) day intensive design workshop held between May 31st and June 3rd from 8:30a.m.-4:30 p.m. Ms. Philips recommended that Ms. Pepin be a representative to this workshop.

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

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Mr. Farrington-Posner made a motion to adjourn the meeting and discuss Goal Settings at the next Zoning Commission Administrative Meeting. The motion was seconded by Mr. Fuller. The meeting adjourned at 10:21 p.m.

Respectively Submitted,

Gail DeCilio