

Zoning Commission Public Hearing and Administrative Meeting

May 31, 2016

The Zoning Commission held a Public Hearing and Administrative Meeting on Tuesday, May 31, 2016 at Stratford Town Hall, Main Street, Stratford, CT per notice duly posted.

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

Also Present: Jay Habansky, Planning & Zoning Administrator, G. Lorentson, Atty. Florek, Atty. Kubic, Atty. Kelly, Atty. Belis

Members Absent: None

Alternates: G. Forrester

Call to Order: Chairman Fuller called the Public Hearing to order at 7:04 p.m.

Public Hearing

1392 South Avenue – Petition of Lori Monroe – seeking approval of liquor location for a grocery beer permit as required by Section 15.1 in a CA District – Ms. Monroe, petitioner, entered into record photographs of the premises and noted she wants to install refrigerators and is seeking a beer permit. She discussed comments from the Health Department and feels in order to be successful she needs to sell lottery, cigarettes and beer. Commission members discussed sales to minors, security system and promotional signage.

Atty. Knott, Councilwoman Manus and Ms. Pert spoke in favor of the petition.

Councilman Kadeem, resident of 1372 South Avenue and resident of 274 Hamilton Street spoke in opposition of the petition.

Ms. Monroe addressed liter concerns and discussed fines for liquor and tobacco violations.

Seeing no other members of the public speaking in favor or opposition of the petition, Ms. Pepin made a motion to close 1392 South Avenue. The motion was seconded by Mr. Farrington-Posner. The motion carried unanimously.

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 –

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 – Attorney Knott, representing the petitioner, entered into record:

- Before and proposed photographs of the property
- Certificates of Mailings

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- Site Development Plan
- Indoor Seating Plan
- Letters from adjacent property owners
- Zoning Regulation 12.2
- Parking Agreement with Redco
- Assessors' Map
- Assessors' Card for Redco property
- Aerial Map of Site
- Letter of Intent regarding parking from Bridgeport Stonewerks
- Comments from Zoning Administrator
- Property Report from Frank DeVecchio

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Commissioners discussed hours of operation (Tuesday-Friday 3:00p.m.-11-12p.m., Saturday-Sunday 10:00a.m.-evening), crosswalks in area, security, signage, width of driveway, number of seats inside and outside, stop signs and reflective mirrors.

Ms. Mathis, 1 and 3 Eleanor Street, spoke in opposition of the petition submitting traffic report from 2004, petition with twenty-five (25) signatures, letter from Mr. & Mrs. Antheny, 6 Eleanor Street, map of Eleanor Street and Lines Place and Planning & Zoning review form dated January 29, 2003.

Resident of 1621 Stratford Avenue spoke in opposition of the petition.

Resident of Prayer Spring Road discussed traffic in area between 3-5 p.m.

Councilwoman Manus discussed having a trolley in area in conjunction with the Stratford Avenue development plan.

Attorney Knott addressed traffic concerns, snow removal and discussed having the off-site parking plan put on record.

Seeing no other members of the public speaking in favor or opposition of the petition, Ms. Pepin made a motion to close 1625 Stratford Avenue. The motion was seconded by Mr. Juliano. The motion carried unanimously.

Recess: 9:13 p.m.

Resume: 9:23 p.m.

Mr. Forrester will be sitting in place of Ms. Philips for the James Farm Road petition.

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 –

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 –

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 - Attorney Kubic submitted verified pleading and a protest petition. Attorney Kelly also filed a verified pleading. Town Attorney Florek clarified for the Commission the purpose of these submissions.

Attorney Belis, representing the petitioner, submitted into record:

- Notice to Neighboring Owners of Hearing
- Application for Zone Change
- Amended Application to Amend Zoning Regulations
- Petition to Approve Site Plan
- Affordability Plan
- 2015 List of Non-Exempt Municipalities
- J. Radcliffe’s Decision – 500 North Avenue, LLC vs. Gary Lorentson, Planning & Zoning Administrator
- Site Plan
- Building Elevation and Floor Plan
- Site Engineering Design Report
- Engineer Responses to Conservation Comments
- Environmental Planning Services Report
- Traffic Impact Study
- Real Estate Broker Report
- Inter-department memo re: Application Referrals
- Engineer Response to Town Engineer Comments
- Engineer Response to Zoning staff Comments

Attorney Belis discussed affordable housing 8-30g, deed restrictions and potential revenue of this project. He also discussed towns’ affordable housing. Stratford is at 5.9%.

Manny Silva, Civil Engineer with Rose- Tiso and Company, referred to the site map and discussed parking, signage, building locations, erosion control plan, landscaping plan, retaining walls, pump system and sewer extension. He addressed comments from Inland Wetlands and Zoning. He also noted there will be a driveway onto the property not a road and is willing to add 10” gravel base to driveway.

Commissioners questioned driveway, slope of property, removing invasive species and gas lines.

Attorney Belis noted Judge Radcliff ruled this project would not have to go before Inland Wetlands but would have to go to the WPCA. It would also have to go to the Planning Commission for a zone change.

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Pat Rose, Architect with Rose-Tiso and Company, reviewed the site map and apartment layout – noted height of building will be 26' with a flat roof.

J. Cowen, Environmental Planning Services, referred to report and discussed his findings and maintenance schedule for storm water treatment system.

Mr. Forrester made a motion to continue the Public Hearing for 795 James Farm Road. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Ms. Pepin made a motion to close the Public Hearing at 10:58 p.m. The motion was seconded by Mr. Juliano. The motion carried unanimously.

Administrative Session

Chairman Fuller called the Administrative Session to order at 11:05 p.m.

1392 South Avenue – Petition of Lori Monroe – seeking approval of liquor location for a grocery beer permit as required by Section 15.1 in a CA District – Ms. Pepin made a motion to take 1392 South Avenue off the table. The motion was seconded by Mr. Juliano. The motion carried unanimously. Mr. Farrington-Posner made a motion to approve 1392 South Avenue with standard stipulations, beer licensing be obtained and no neon signage be installed. The motion was seconded by Mr. Juliano. The motion carried unanimously.

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 –

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 – Mr. Farrington-Posner made a motion to take 1625 Stratford Avenue off the table. The motion was seconded by Ms. Pepin. The motion carried unanimously. Mr. Forrester made a motion to approve 1625 Stratford Avenue with the following stipulations:

- Sidewalk replacement
- Landscaping
- Lighting (not to shine in yards)
- Off-site signage for alternate parking
- Outdoor seating closes at 10 p.m.
- Crosswalk consideration
- Reflective mirrors and stop sign on property
- Snow removal from premises
- Sewer system be in good operating condition
- Hours of Operation included in final site plan
- Final Site Plan Review

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The motion was seconded by Mr. Juliano. The motion carried unanimously.

Mr. Juliano made a motion to send to the Traffic Authority with a favorable recommendation petition for crosswalks in this area. The motion was seconded by Mr. Farrington-Posner. The motion carried unanimously.

Approval of Minutes: Mr. Farrington-Posner made a motion to approve the minutes of the April 26th meeting. The motion was seconded by Ms. Pepin. The motion carried 4-0.

C.A.M Site Plan Review: None

Zoning Enforcement Study - None

Accessory Apartment Applications – None

Sediment & Erosion Control Applications – None

Planning Projects –

- 1) **Greenway –** No Report
- 2) **Complete Streets –** Mr. Habansky reviewed the times for the Public Design Studio at the Baldwin Center.

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. The motion was seconded by Mr. Juliano. The meeting adjourned at 11:24 p.m.

Respectively Submitted,

Gail DeCilio