

# **Zoning Commission Special Public Hearing**

**June 20, 2016**

The Zoning Commission held a Special Public Hearing on Monday, June 20, 2016 at Stratford Town Hall, Main Street, Stratford, CT per notice duly posted.

**Members Present:** L. Pepin, Chairman D. Fuller, S. Farrington-Posner. M. Juliano, G. Forrester sitting for S. Philips

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

**Members Absent:** S. Philips

**Alternates:** G. Forrester

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

## **Public Hearing**

**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 Zone” in an RS-1 District –**

**795 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 Belis, representing the petitioner, submitted into record list of exhibits previously submitted as follows:**

- 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

Referring to letter from UCONN of April 26<sup>th</sup> of concerns for the historical significance of the property, he then added to the list:

- Archaeological Reports from Archaeological Consulting Services

Attorney Kubic questioned Engineer representing AWH Enterprises LLC in regards to the traffic report submitted. Commissioners questioned time of day study done, twenty-two (22) a.m. trips vs. seventy-two (72) units and whether Oronoque Lane was taken into consideration. Atty. Kubic also questioned proposed driveway offset from Alexandra Drive. Atty. Kubic entered into record:

- Traffic Study done on March 12<sup>th</sup> for 214-215 Seaside Avenue, Milford
- Traffic Study done on June 1<sup>st</sup> for 331 Meadowside Road, Milford
- Proposed site development for 214-215 Seaside Avenue, Milford
- Proposed site development for 335 Meadowside Road, Milford

Attorney Kubic questioned M. Klein, Soil Scientist, in regards to whom he was representing.

Attorney Kubic questioned M. Silva, Rose-Tiso and Company, referring to the site plan discussed easement for high voltage lines, retaining wall, sewer extension, water storage chambers and guardrails. Mr. Silva noted permission would have to be obtained from Eversource to crossover the easement. He also noted an A2 survey will be submitted for the record at the next meeting. Commissioners discussed water runoff storage galleries.

Attorney Kelly, representing the Town of Stratford, objected to the inclusion of the report from Michael Klein because of his hesitance to report who he actually works for. Atty. Belis noted for the record that Rose-Tiso and Company hired Michael Klein.

Mr. Forrester, referring to the memo from Deputy Fire Chief dated June 15<sup>th</sup>, questioned Mr. Silva. Chairman Fuller questioned weight gravel driveway can hold and requested the percentage of pitch be converted into degrees.

Atty. Kubic entered into record:

- Verified Pleading Filed Pursuant to Section 22a-19 from J. Kurmay, C. Martinez and Concerned Citizens Group of Stratford, Inc.
- Natural Diversity Data Base Areas, Stratford, CT
- Report from C. Batoh, Inland Wetland Administrator, dated June 20<sup>th</sup>
- Steven Danzer PHD & Associates, LLC report dated April 13<sup>th</sup>

Attorney Kelly entered into record:

- Verified Pleading Filed Pursuant to Section 22a-19 from Town of Stratford

Members of the public Speaking in Opposition to this project:

- K. Rodia, 2115 Cutspring Road – As a member of the Conservation Commission Ms. Rodia has concerns over the density of the project and feels this plan as presented is incomplete.
- T. Hall, 35 Coach House Road – Discussed blasting, sewers and detriment to people living in these areas.
- D. Rivera, 85 Larchmont Circle – As a police officer, he discussed traffic study and concerns from the Fire Department.
- J. Sheehy, 190 Chapel Street – Discussed impact on wetlands
- S. Devitt, 545 Hilltop Drive – Questioned justification for zone change and affordable housing criteria.
- R. Smith, 135 Pepper Ridge Circle – Submitted into record photographs of an accident in this area and letter sent by him referencing this accident on May 31<sup>st</sup>.
- S. Strazza, 15 Oronoque Lane – Discussed sewers, septic systems and accidents which have occurred on James Farm Road.
- S. Sharp, 165 Alexandra Drive – Voiced agreement with others in opposition.
- M. Prewitt, 575 Peters Lane – Has numerous letters in opposition which will be submitted to this Commission shortly – shared samples of these letters. She referred to her letter of April 20<sup>th</sup> and discussed and shared photographs of wildlife in this area. She submitted into record:
  - o DEEP list of endangered species
  - o Stratford Web Page
  - o Letter from Concerned Citizens Group dated May 31<sup>st</sup>.
- T. Manus, Councilwoman – Discussed water quality and animal habitat. Questioned appointment of new member on the Inland Wetland Commission.
- Mr. Rimkunas – Discussed zoning regulations, spot zoning and RS-1 District
- Resident, 800 James Farm Road – Feels this will not be a positive outcome.

- J. Kurmay, Alexandra Drive – Read and submitted letter from her and her husband in opposition to this project.
- P. Garafolo, 740 James Farm Road – Addressed safety concerns and destruction which this project will cause.
- Mr. & Mrs. Carroll, 770 James Farm Road – Discussed zoning standards for area and traffic study – entered into record letter dated May 31<sup>st</sup>.
- F. Voight, James Farm Road – Discussed traffic study.

Town Attorney Florek informed the Commission this petition must be concluded within thirty-five (35) days of which there is only a two (2) day extension left. Must conclude by July 4-5<sup>th</sup>. Commissioners discussed possible dates and venue for continuance – possible date June 29<sup>th</sup>

**Mr. Forrester made a motion to continue 795 James Farm Road. The motion was seconded by Mr. Juliano. The motion carried unanimously.**

**Ms. Pepin made a motion to close the Public Hearing at 10:15 p.m. The motion was seconded by Mr. Farrington-Posner. The motion carried unanimously.**

Respectively Submitted,

Gail DeCilio