

Zoning Commission Administrative Session

July 12, 2016

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STRATFORD TOWN CLERK

The Zoning Commission held an Administrative Session on Tuesday, July 12, 2016 at Stratford Town Hall, Main Street, Stratford, CT per notice duly posted.

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

Also Present: Jay Habansky, Planning & Zoning Administrator, B. Liam, Town Attorney

Members Absent: L. Pepin

Alternates: G. Forester

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

A motion to waive the rules to elect a new Chairman of the Zoning Commission was made by Mr. Farrington-Posner. The motion was seconded by Mr. Forrester. The motion carried unanimously.

Upon the resignation of D. Fuller as Chairman, the first order of business will be to elect a new Chairman of the Zoning Commission. Mr. Farrington-Posner made a motion to elect Ms. Philips as the new Chairman of the Zoning Commission. The motion was seconded by Mr. Juliano. Seeing no other nominees, Ms. Philips was unanimously elected to chair the Zoning Commission for the remainder of 2016.

Chairman Philips called for a motion to nominate a vice-chairman of the Zoning Commission. Mr. Farrington-Posner made a motion to elect Ms. Pepin as vice-chairman of the Zoning Commission. The motion was seconded by Mr. Fuller. Seeing no other nominees, Ms. Pepin was unanimously elected to be vice-chair of the Zoning Commission for the remainder of 2016.

1 Dorne Drive – Clammy Cousins, LLC – Amend Section 15.8 by adding the MA District to the Class D classification allowing Restaurant/cafe liquor permits in an MA District –

1 Dorner Drive – Clammy Cousins, LLC – Approval of a Class D restaurant/café liquor permit as required by Section 15 in an MA District – Mr. Fuller made a motion to take 1 Dorne Drive off the table. The motion was seconded by Mr. Farrington-Posner. The motion carried unanimously. Commissioners discussed with the change approving or denying applications by a case by case basis, closing times for restaurant and bar area and patio. Mr. Farrington-Posner made a motion to approve adding an MA District to 1 Dorne Drive, Clammy Cousins, LLC with the stipulations that bar and patio be closed at 9:00 p.m., restaurant closed at 10:00 p.m. and the patio be

roped off so that entrance and exit from the patio be from the restaurant. The motion was seconded by Mr. Juliano. The motion carried unanimously.

Text Amendment – Barry Knott – Amend Section 5.3.1 – Mr. Fuller made a motion to take text amendment off the table. The motion was seconded by Mr. Forrester. The motion carried unanimously. Mr. Fuller made a motion to waive the rules for Attorney Knott to answer questions. The motion was seconded by Mr. Juliano. The motion carried unanimously. Mr. Habansky noted that unless there are future amendments there are very few properties that will be affected with this change and any units with eight (8) or more will have to come before Zoning. Attorney Liam concurred with Mr. Habansky. Mr. Forrester made a motion to approve Text Amendment. The motion was seconded by Mr. Farrington-Posner. The motion carried unanimously.

Mr. Farrington-Posner made a motion to take 164 Hamilton Avenue out of order. The motion was seconded by Mr. Juliano. The motion carried unanimously. Mr. Farrington-Posner made a motion to waive the rules to allow Attorney Knott to answer questions. The motion was seconded by Mr. Juliano. The motion carried unanimously. Attorney Knott discussed legal appeals and referred to site plan. He also noted that he has been unable to contact Councilman Kadeem to set up meeting with neighbors. Commissioners questioned entrance and exit to Hamilton Avenue, distance between units, vinyl fence vs. stockade fencing, playground area, gallery system and internal sidewalks. Attorney Knott noted he would like an approval at this meeting due to the fact that he will have to file a brief with the court. Attorney Lema concurred with Attorney Knott. Mr. Farrington-Posner made a motion to approve 164 Hamilton Avenue pending final site plan approval with the following stipulations:

- Measurement of driveway entrance
- Measurement of distance of units to parking spaces
- Measurement of distance between units
- White vinyl fence recommendation
- Recreational playground recommendation
- Sidewalk or barrier to parking lot from units
- Snow removal off premises

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

Recess: 8:00 p.m.

Resume: 8:08 p.m.

Mr. Fuller took over as Chairman for 795 James Farm Road application.

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 –

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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 - Mr. Forrester made a motion to take 795 James Farm Road off the table. The motion was seconded by Mr. Juliano. The motion carried unanimously. Mr. Forrester feels that the intervening parties presentation was lacking. Referring to the Avalon Bay project, he feels that the traffic study and public safety presentations were lacking. He does have a concern with the density of the project. Mr. Farrington-Posner feels he needs more time to go through all the information and would like a meeting with Town Attorney Florek. Mr. Juliano also needs more time and feels this needs to be put on a separate agenda. He also questioned as to why a representative from the Fire Department was not present at meetings. Mr. Fuller has questions concerning the lack of consultation with a fire expert, acreage of property, bankruptcy issues, blasting, density and retaining wall. Mr. Habansky informed the Commissioners that Attorney Florek would like to have them submit questions to him. He also noted this application has to be voted on by the first week of September. Mr. Habansky and Commissioners discussed schedule of meetings for 795 James Farm Road. Mr. Forrester made a motion to put 795 James Farm Road back on the table. The motion was seconded by Mr. Farrington-Posner. The motion carried unanimously.

Recess: 8:33 p.m.

Resume: 8:43 p.m.

Ms. Phillips resumed Chairmanship

Approval of Minutes: Mr. Fuller made a motion to approve minutes of June 28th and 29th with the correction from 798 James Farm Road to 795 James Farm Road. The motion was seconded by Mr. Forrester. The motion carried unanimously.

1625 Stratford Avenue – Commissioners referred to final plans and letter to Attorney Knott from Mr. Habansky with conditions of approval. Mr. Farrington-Posner noted a concern of a constituent is the landscaping and fence against the stone wall. Mr. Fuller made a motion to waive the rules to allow Attorney Knott to answer questions. The motion was seconded by Mr. Forrester. The motion carried unanimously. Attorney Knott assured the Commissioners that the shrubs would be removed prior to installing fencing. Mr. Fuller made a motion to approve 1625 Stratford Avenue with the stipulations set forth by Mr. Habansky. The motion was seconded by Mr. Juliano. The motion carried unanimously.

C.A.M Site Plan Review – No Report

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Zoning Enforcement Study – Mr. Farrington-Posner addressed the flashing signage at the cell phone conversion store on Main Street in Stratford Center. Mr. Habansky will follow up. Will be addressed at next meeting.

Accessory Apartment Applications – None

Sediment & Erosion Control Applications – None

Planning Projects –

- 1) **Greenway** – No Report

Goal Settings –

- 1) **Affordable Housing** – Mr. Fuller made a motion to strike this item from the agenda. The motion was seconded by Mr. Forrester. The motion carried unanimously.
- 2) **SAEP Property** – Mr. Habansky will update the Commissioners on the property
- 3) **A) Medical Marijuana Moratorium** –
B) Methadone Clinic Moratorium – Mr. Fuller reported that in conjunction with the Planning Commission a sub-committee will be put forth. Mr. Fuller and Mr. Farrington-Posner will be representatives from the Zoning Commission. Discussion ensued. Ms. Philips will reach out to Mr. Silhavey.
- 4) **Parking** – Mr. Fuller with the assistance of Mr. Habansky will look into regulations
- 5) **Plan of Conservation and Development** – Mr. Forrester made a motion to strike this from the agenda. The motion was seconded by Mr. Farrington-Posner. The motion carried unanimously.
- 6) **Recommendations to Town Council** – Mr. Forrester made a recommendation that sidewalks along Hamilton Avenue be repaired. The motion was seconded by Mr. Farrington-Posner. The motion carried unanimously.
- 7) **Other** – Suggested discussion on Ordinance on Sign Regulations

Mr. Forrester made a motion that Signage be included under Goal Settings. The motion was seconded by Mr. Fuller. The motion carried unanimously.

Seeing no other business to discuss, Mr. Fuller made a motion to adjourn. The motion was seconded by Mr. Forrester. Motion carried unanimously. Meeting adjourned at 9:14 p.m.

Respectively Submitted,

Gail Decilio

Recording Secretary

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