

# Zoning Commission Public Hearing and Administrative Session

July 26, 2016

The Zoning Commission held a Public Hearing and Administrative Session on Tuesday, July 26, 2016 at Stratford Town Hall, Main Street, Stratford, CT per notice duly posted.

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

**Also Present:** J. Rusatsky sitting for Jay Habansky, Planning & Zoning Administrator

**Members Absent:** L. Pepin

**Alternates:** A. Baker

**Call to Order:** Chairman Philips called the Public Hearing to order at 7:01 p.m.

## Public Hearing

**443 King Street – Petition of Merrill Anderson Co., Inc. requesting a change of zone from an RS-4 to an LB District –**

**1166 Barnum Avenue – Petition of Merrill Anderson Co., Inc. to amend 6.1 of the Zoning Regulations by adding Restaurants & drive-through restaurants with outdoor seating as a permitted use in an LB District –**

**1166 Barnum Avenue & 443-445 King Street – Petition of Merrill Anderson Co., Inc. seeking approval of a Special Case as required by the amended 6.1 to establish a restaurant with a drive-through & outdoor seating in an LB District –**

Lt. Gugliotti, Stratford Police Department, addressed the Commission noting he has no problem with the location even though it is a busy intersection. Suggested travel routes which should be implemented if this proposal is accepted, traffic control signal and signage. Mr. Farrington-Posner would like Lt. Gugliotti to research and report accident history in this area.

Attorney Rizio, representing petitioner, submitted certificates of mailings and site map into record. Referring to site map he discussed the zone change proposal which would encompass the two (2) family house behind the building which presently is in an RS-4 District. He discussed differences between a CA and LB zone and also noted there would be no intrusion into residential area. Commissioners questioned intensity, buffer zone, drive-through and comments from Jay Habansky. Attorney Rizio referred to Town's Plan of Conservation and Development.

of approval. Noted a dust fence was offered to be installed during construction to Reef LLC. Entrance and exit to the car wash was discussed. Mr. Llewelyn also discussed the withholding of state accreditation if building is delayed.

**Mr. Farrington-Posner made a motion to close the Public Hearing. The motion was seconded by Mr. Fuller. The motion carried unanimously.**

**Recess: 9:59 p.m.**

**Resume: 10:11 p.m.**

Chairman Philips recused herself for 795 James Farm Road. Mr. Fuller will take over as Chairman for this 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 -**

It was noted that Ms. Pepin and Mr. Forrester were not in attendance. Attorney Florek, Town Attorney, addressed the Commission as to what issues they felt are important and need researching. Mr. Farrington-Posner questioned Attorney Florek as to whether he is also representing the Town Council in matters concerning 795 James Farm Road and feels if this is the case it would be a conflict of interest to also represent the Zoning Commission. Mr. Fuller noted there is a rumor that the Town is negotiating to acquire this property. Attorney Florek assured the Commission there is no active negotiations to acquire this property. Mr. Farrington-Posner feels this is a conflict of interest and will compromise the integrity of the Zoning Commission if Attorney Florek is allowed to continue to represent the Zoning Commission.

**Mr. Juliano 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.**

Ms. Philips will resume Chairmanship of this Commission.

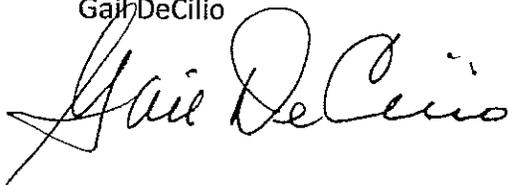
**443 King Street – Petition of Merrill Anderson Co., Inc. requesting a change of zone from an RS-4 to an LB District – Left on table**

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Mr. Farrington-Posner made a motion to close the Public Hearing at 10:51 p.m. The motion was seconded by Mr. Fuller. The motion carried unanimously.

Respectively Submitted,

Gail DeCilio

A handwritten signature in black ink, reading "Gail DeCilio". The signature is written in a cursive style with a large, looping initial "G" and a long, sweeping underline.