

Zoning Commission Administrative Session SEP 15 AM 10:19

September 13, 2016

STRATFORD TOWN CLERK

The Zoning Commission held a Public Hearing and Administrative Session on Tuesday, September 13, 2016 at Stratford Town Hall, Main Street, Stratford, CT per notice duly posted.

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

Also Present: Jay Habansky, Planning & Zoning Administrator

Members Absent: D. Fuller

Alternates: A. Baker

Call to Order: Chairman Philips called the meeting to order at 7:02 p.m.

443 King Street – Petition of Merrill Anderson Co., Inc. requesting a change of zone from an RS-4 to an LB District – Will be heard on September 27th

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 – Will be heard on September 27th

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 – Will be heard on September 27th

For the record, Ms. Pepin has listened to the tapes for the aforementioned petition.

900 Access Road – Petition of Burns Family Limited Partnership for approval of a Special Case as required by 7.1.7.1, 7.1.7.2, 10.1.3.1 and 20 to allow a drive-through restaurant with outdoor dining in an MA District – This item will be postponed until the September 27th meeting of the Zoning Commission.

Approval of Minutes – Mr. Farrington-Posner made a motion to approve the minutes of August 30, 2016. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Discussion –

- 1) **200 East Main Street – Popeye’s –** Mr. Habansky suggested the Commissioners look at the plans and make any reasonable changes. Commissioners discussed signage, site fencing, landscaping. Mr. Habansky noted the Department of Transportation will require signage and permit for this project. Attorney Florek noted original plans

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had been approved by court and reiterated that reasonable changes could be implemented. Mr. Farrington-Posner made it known he does not approve of this project but is aware it would be costly to the taxpayers of Stratford to continue to fight this application. Ms. Pepin made a motion to approve 200 East Main Street as submitted subject to following stipulations:

- a. Provide additional shade trees
 - b. Construction does not obstruct access to other properties on site
 - c. Maximum planting area
 - d. Adhere to DOT conditions
 - e. Signage for patrons
 - f. Directional walkway - The motion was seconded Mr. Juliano. The motion carried 4-1 with Mr. Farrington-Posner in opposition.
- 2) 1254-1264 Linden Avenue – Mr. Habansky informed the Commissioners that the last extension was requested on July 29, 2015 and petitioner has until October 19th to request an extension or submit final site plans. Ms. Pepin made a motion to extend 1254-1264 Linden Avenue for eighteen (18) months (March 13, 2017). The motion was seconded by Mr. Juliano. The motion carried unanimously.
- 3) 3044 Main Street – Ms. Philips recused herself as Chairman – Ms. Pepin will be Chairman for this item. Mr. Habansky informed the Commissioners this item does not require a vote but petitioners are looking for input. He noted this has been reduced from fifty-seven (57) units to thirty-nine (39) units and parking has been reduced from seventy-six (76) to sixty-nine (69), better architectural features and landscaping. Mr. Farrington-Posner questioned green space. Attorney Florek discussed the fire safety lane and noted details of plantings and green space can be requested on final plans.
- 4) 170 Oronoque Lane – It was noted last extension was only for six (6) months. Mr. Farrington-Posner made a motion to grant an eighteen (18) month extension to 170 Oronoque Lane (March 13, 2017). Ms. Baker seconded the motion. The motion carried unanimously.

CAM Site Plan Review – None

Zoning Enforcement Study – Mr. Habansky referred to the correspondence from the Zoning Enforcement Officer in regards to 444 Ferry Boulevard. Attorney Florek explained steps to be taken once a Cease and Desist order is issued. Commissioners agreed it is now in the hands of the Town Attorney. Mr. Farrington-Posner made a motion to strike 444 Ferry Boulevard from the agenda. The motion was seconded by Ms. Pepin. The motion carried unanimously.

Accessory Apartment Applications – None

Sediment & Erosion Control Applications – None

Planning Projects –

- 1) **Greenway** – Ms. Pepin reported the Traffic Authority will be meeting on September 15th to make a judgement.

Goal Setting –

- 1) **Signs** – Mr. Farrington-Posner addressed election signage and read zoning regulations in regards to political signage. Commissioners also discussed signage in areas around town.
- 2) **SAEP Property** – Mr. Habansky reported text amendment is being drafted and should be seeing something within the next 2-3 months.
- 3) **A) Medical Marijuana Moratorium** – Mr. Farrington-Posner has been doing some research but would like to wait until Mr. Fuller is available to discuss with Commissioners.
B) Methadone Clinic Moratorium – No discussion

- 4) **Parking** – No Discussion

- 5) **Recommendations to Town Council – Request sidewalk repair and address flooding issue on Hamilton Avenue** – Chairman Philips noted she has sent letter

- 6) **Other** –

a) Mr. Habansky informed the Commissioners on the Regional Planning Workshop which was conducted – discussed areas which flood, possible mitigation, coastal resiliency plan and restoration project along Russian Beach.

b) Mr. Farrington-Posner discussed complaints he has received in regards to the congestion at Cumberland Farms store near Exit 32. It was noted that the Traffic Authority would have jurisdiction. A motion was made by Ms. Pepin to allow Mr. Farrington-Posner, representing the Zoning Commission, to write a letter to the Traffic Authority to request additional signage and enforcement on West Broad Street. Ms. Pepin requested that the letter be presented to the Commission prior to issuance of the letter. The motion was seconded by Mr. Juliano. The motion carried unanimously.

c) Chairman Philips questioned how the Zoning Commission could request help on some of the Goal Setting items. Attorney Florek suggested either a student intern or if the Town is a member of CCM they could possibly give assistance.

d) Mr. Farrington-Posner would like to repeal or improve the TOD regulations. Commissioners discussed mixed use. This will be discussed at next months' Administrative Meeting.

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e) Mr. Farrington-Posner questioned Commissioners right to comment on Commission they would normally sit on.

Seeing no other business to discuss, Ms. Pepin made a motion to close the meeting at 8:40 p.m. The motion was seconded by Mr. Juliano. The motion carried unanimously.

Respectively Submitted,

Gail DeCilio

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