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Zoning Commission Public Hearing and Administrative Session

October 25, 2016

The Zoning Commission held a Public Hearing and Administrative Session on Tuesday, October 25, 2016 at Stratford Town Hall, Main Street, Stratford, CT per notice duly posted.

Prior to the regular Public Hearing and Administration Session a Special meeting was called to order at 6:05 p.m. to discuss questions regarding the TOD overlay district. Commissioners discussed options for TOD, mixed use, middle ground to accommodate both retail and residential, precedent set by 1111 Stratford Avenue and Special Case criteria. Mr. Habansky noted the need for Complete Streets to work in conjunction with the TOD. He also discussed the need to pay attention to initial projects which would set a precedent.

Joe Paul, resident, questioned if residents of 1111 Stratford Avenue were utilizing the train, the importance for the Board of Education to submit enrollment data and the traffic flow through the center of town.

Mr. Fuller made a motion to close the Special Administrative Session for the TOD at 6:57 p.m. The motion was seconded by Mr. Juliana. The motion carried unanimously.

Members Present: Chairman Philips, D. Fuller, M. Juliano, Mr. Forrester sitting for Ms. Pepin, Ms. Baker sitting in place of vacant seat.

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

Members Absent: Ms. Pepin

Alternates: Mr. Forrester, Ms. Baker

Call to Order: Ms. Philips called the Public Hearing to order at 7:11 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 – Mr. Rizio, representing petitioner, requested the petition be continued until the November 29th meeting to be able to obtain

information from the State of Connecticut and Town of Stratford Traffic Authority. Mr. Fuller made a motion to continue 443-445 King Street and 1166 Barnum Avenue until the November 29th meeting of the Zoning Commission. The motion was seconded by Mr. Juliano. The motion carried unanimously.

700 Lordship Boulevard – All Ford Service Repair, LLC – Approval of location for a General Repairers License per Section 10.2.1 in an MA District – Ms. Porter, representing the petitioner, noted this was previously a general repairer. Currently petitioner is located in Milford and there would be no proposed changes to the property. Commissioners questioned hours of operation, exterior aesthetics and the certification to remove oil. **Seeing no members of the public speaking in favor or opposition to the petition, Mr. Fuller made a motion to close 700 Lordship Boulevard. The motion was seconded by Mr. Forrester. The motion carried unanimously.**

Text Amendment – Point Stratford Renewal, LLC – Add a new Section 8.5 to the Zoning Regulations and establish a Waterfront Development District – Mr. Gershman, representing Point Stratford, referred to suggestions from the Planning Commission, Mr. Habansky, Zoning Administrator, WHMC, and MetroCog. He addressed liquor component and submitted substitute language for Section 8.5.4, noted greenspace could be satisfied by Greenway, discussed height of structures and Connecticut Air Museum. Commissioners discussed steps in review and remediation plans. Ms. Philips would like to see specific height excluded from the language and noted that the Waterfront Harbor Management Commission would like to provide comments for the next Zoning meeting.

Joe Paul, resident, spoke in favor of petition with conditions that timeline of remediation be defined and the 10% open space be adhered to.

Mr. Rankunas, resident, questioned “hot spot” and who will do remedial services and who will be overseeing remedial services.

Mr. Fuller made a motion to continue 700 Lordship Boulevard until the November 29th meeting of the Zoning Commission. The motion was seconded by Mr. Juliano. The motion carried unanimously.

382 Ferry Boulevard – Rolling Thunder, LLC – Special Case approval per Section 7.10(5) to construct a 133 residence apartments in a RS-4/CA District and TOD Overlay District – Postponed until the November 29th meeting of the Zoning Commission.

Mr. Forrester made a motion to take Text Amendment and 225 Lordship Boulevard together. The motion was seconded by Mr. Juliano. The motion carried unanimously.

Text Amendment – Kolich Properties, LLC – Add new text to Section 5.3.16 allowing for adaptive reuse of hotels in a CA District to be converted into residence apartments.

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225 Lordship Boulevard – Kolich Properties, LLC – Special Case approval per Section 5.3.16 to convert from a hotel to a 110 unit studio/one bedroom residence apartments in a CA District – Mr. Rizio, representing petitioner, discussed adaptive reuse, comments from Mr. Habansky, Zoning Administrator, comments from Tina Batoh, Conservation Administrator, C. Szymanski, DEEP, MetroCog and John Casey, Town Engineer. He addressed suggestions made by the Planning Commission noting he would modify plan to be consistent with the Commission – reduce units to ninety-nine (99), storage space within building and revise Special Case approval. Mr. Rizio will modify plan to agree with the Planning Commission proposals and come back next month. Mr. Forrester made a motion to continue Text Amendment and 225 Lordship Boulevard until the November 29th meeting of the Zoning Commission. The motion was seconded by Mr. Juliano. The motion carried unanimously.

1307 Stratford Avenue & 40 Johnson Court – First Baptist Church of Stratford, Inc. – Special Case approval per Sections 4.1.6.3, 5.1.1 & 7.1.1 to construct an 8.788 sq. ft. community center containing classrooms, credit union, thrift/book store and office space in a RM-1/CA District – Attorney Knott, representing petitioner, submitted Certificates of Mailings. Distributed and reviewed photographs, assessors’ map, site plan and memo from P. Rose, Rose-Tiso and Company, LLC.

Mr. Rose distributed and reviewed comments from John Casey, Town Engineer, photograph of proposed building and site plan. He discussed pump system.

Attorney Knott addressed Zoning Administrator comments, Conservation Administrator comments and noted there were no other comments from other entities within the Town. He asked audience to stand if they were in favor of the project – fifty-eight (58) stood. Commissioners questioned high water table in area, possibility of installing a generator, dumpster location and landscaping.

Resident of Nichols Avenue, W. Kadeem and J. Paul spoke in favor of project.

Mr. Forrester made a motion to close 1307 Stratford Avenue. The motion was seconded by Ms. Baker. The motion carried unanimously.

2505 Main Street – Lazy Dog Management, LLC – Special Case approval per Section 15.10 for an extension of a liquor permit in an LB District – Representative from Lazy Dog Management, LLC submitted Certificates of Mailings. He noted they were looking to expand restaurant to be used for private events.

Seeing no members of the public speaking in favor or opposition of the project, Mr. Forrester made a motion to close 2505 Main Street. The motion was seconded by Mr. Fuller. The motion carried unanimously.

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Mr. Fuller made a motion to close the Public Hearing. The motion was seconded by Mr. Forrester. The motion carried unanimously and the Public Hearing closed at 9:59 p.m.

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Administration Session

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 – Postponed until November 29th.

700 Lordship Boulevard – All Ford Service Repair, LLC – Approval of location for a General Repairers License per Section 10.2.1 in an MA District – Mr. Fuller made a motion to take 700 Lordship Boulevard off the table. The motion was seconded by Mr. Forrester. The motion carried unanimously. Mr. Forrester made a motion to approve 700 Lordship Boulevard with standard stipulations and exterior aesthetics and landscaping of building be improved. The motion was seconded by Ms. Baker. The motion carried unanimously.

Text Amendment – Point Stratford Renewal, LLC – Add a new Section 8.5 to the Zoning Regulations and establish a Waterfront Development District –Continued until November 29th.

382 Ferry Boulevard – Rolling Thunder, LLC – Special Case approval per Section 7.10(5) to construct a 133 residence apartments in a RS-4/CA District and TOD Overlay District – Postponed until November 29th.

Text Amendment – Kolich Properties, LLC – Add new text to Section 5.3.16 allowing for adaptive reuse of hotels in a CA District to be converted into residence apartments –

225 Lordship Boulevard – Kolich Properties, LLC – Postponed until November 29th.

1307 Stratford Avenue & 40 Johnson Court – First Baptist Church of Stratford, Inc. – Special Case approval per Sections 4.1.6.3, 5.1.1 & 7.1.1 to construct an 8,788 sq. ft. community center containing classrooms, credit union, thrift/book store and office space in a RM-1/CA District – Mr. Forrester made a motion to take 1307 Stratford Avenue off the table. The motion was seconded by Mr. Fuller. The motion carried unanimously. Mr. Forrester made a motion to approve 1307 Stratford Avenue with stipulation that dumpster be enclosed, landscaping be

added where possible and a generator be purchased. The motion was seconded by Ms. Baker. The motion carried unanimously.

2505 Main Street – Lazy Dog Management, LLC – Special Case approval per Section 15.10 for an extension of a liquor permit in an LB District – Mr. Forrester made a motion to take 2505 Main Street off the table. The motion was seconded by Mr. Fuller. The motion carried unanimously. Mr. Forrester made a motion to approve 2505 Main Street. The motion was seconded by Ms. Baker. The motion carried unanimously.

Approval of Minutes – Mr. Fuller made a motion to approve the minutes of September 27th. The motion was seconded by Ms. Baker. The motion carried unanimously.

Discussion –

- 1) **946 Ferry Boulevard and 876 Housatonic Avenue – 18 month extension –Mr. Habansky informed the Commissioners on previous extensions. Mr. Forrester made a motion to table the extension for 946 Ferry Boulevard and 876 Housatonic Avenue. The motion was seconded by Mr. Fuller. The motion carried unanimously.**
- 2) **3044 Main Street – Final Plan Approval – Ms. Philips recused herself – Mr. Fuller assumed Chairmanship for this petition. Mr. Habansky discussed changes in plan and noted that the petitioner revised bedroom plans. Mr. Fuller made a motion to waive the rules to allow Mr. Owens to speak. The motion was seconded by Mr. Juliano. The motion carried unanimously. Mr. Owens reviewed the site plan and noted outside of the building has been redesigned adding plantings and picnic area. Petitioner will reduce number of 2 bedroom units to twelve (12) and twenty-seven (27) 1 bedroom units. Mr. Juliano made a motion to approve the final site plan for 3044 Main Street with the above bedroom units and landscaping plan. The motion was seconded by Mr. Forrester. The motion carried unanimously.**
- 3) **1056 Stratford Avenue – 12 month check in and change closing time from 10:00 p.m. to 11:00 p.m. – Ms. Philips has returned as Chairman – Mr. Fuller made a motion to approve the extension and closing time for 1056 Stratford Avenue. The motion was seconded by Mr. Juliano. The motion carried unanimously.**

CAM Site Plan Review –

- 1) **975 Lordship Boulevard – Mr. Forrester made a motion to waive the rules to allow Mr. Caissey from Stratford Development to speak. The motion was seconded by Mr. Fuller. The motion carried unanimously. Mr. Caissy discussed timeline of applications and history of site. Mr. Fuller made a motion to approve 975 Lordship Boulevard. The motion was seconded by Mr. Juliano. The motion carried unanimously.**

Zoning Enforcement Study –None

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Accessory Apartment Applications – None

Sediment & Erosion Control Applications – None

Planning Projects –

- 1) Greenway – No Report

Goal Setting –

- 1) Signs – Discussed political lawn signs
- 2) SAEP Property
- 3) A) Medical Marijuana Moratorium
B) Methadone Clinic Moratorium – Chairman Philips requested assistance from the Town Attorney. Attorney LeClerc will put out request for information. Mr. Juliano volunteered to join the sub-committee in replacement of Mr. Farrington-Posner.
- 4) Parking – No Report
- 5) Other – Chairman Philips suggested the Zoning Administrator be able to approve extensions at his discretion for up to three (3) extensions.
- 6) TOD – Will be stricken from the agenda

Seeing no other business to discuss, Mr. Forrester made a motion to close the meeting at 11:00 p.m. The motion was seconded by Mr. Fuller. The motion carried unanimously.

Respectively Submitted,

Gail DeCilio

Recording Secretary

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