

Zoning Commission Public Hearing and Administrative Session

February 27, 2018

The Zoning Commission held a Public Hearing and Administrative Session on Tuesday, February 27, 2018 at Stratford Town Hall, Main Street, Stratford, CT per notice duly posted.

Members Present: Rich Fredette, Alec Voccola, Chris Silhavey, Mike Henrick, Linda Manos sitting for Stephanie Philips

Also Present: Jay Habansky, Planning & Zoning Administrator, Atty. Florek, Atty. Kotter

Members Absent: Stephanie Philips

Alternates: Ms. Manos

Call to Order: Chairman Fredette called the Public Hearing to order at 7:00 p.m. at which time he asked the audience how many people were there because they read it in the newspaper (6-7 people raised their hand).

Public Hearing

Text Amendment – Petition of Urstadt Biddle Properties Inc. seeking to amend Section 10.2.2 regarding the maximum allowable height in an MA Zone –

50-104 East Main Street and 25-65 Sidney Street – Petition of Urstadt Biddle Properties Inc. seeking Special Case approval to construct a 121,296 sq. ft. self-storage facility in an MA Zone –Coastal Site Plan Review and an Erosion & Sediment Control application is required –

Text Amendment – Petition of Urstadt Biddle Properties Inc. seeking to create new Sections 7.1.17, 10.2.1.6, 16.6.5.3 and to amend Section 16.7.9 regarding commercial signs –

50-104 East Main Street & 15-65 Sidney Street – Petition of Urstadt Biddle Properties Inc. seeking Special Case and Site Plan Review approval to relocate a commercial sign in a MA Zone. Coastal Site Plan Review has been submitted for Administrative Review -

Attorney Knott, representing petitioner, submitted Certificates of Mailings. He distributed and reviewed photographs of commercial signage, land/title survey, conceptual master plan, commercial sign relocation/replacement map, master plan showing relocation/replacement of signage, landscape plan, letter to Jay Habansky from Waterfront & Harbor Management, and memo from John Gaucher, DEEP, dated February 26th. Attorney Knott noted that tonight's application was for phase 2 of the development. Starbucks and Panera Bread application will be forthcoming.

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John Barrett gave history of signage and discussed composition of sign. He submitted into record letter from R. Scott Lewis, structural engineer.

Bruce Barrett discussed moving of the sign in conjunction with Special Case application. He entered into record "Jack's Company- Supporting the Combined Approval of the Self-Storage facility and Relocation of the Commercial Sign". When questioned, he noted that relocation of the cell tower was not part of this application.

Attorney Knott discussed department comments and memo from Mr. Gaucher. Special Case criteria and Mr. Habansky's comments were also discussed.

Seeing no members of the public speaking in favor or opposition of the petition, Mr. Silhavey made a motion to close applications. The motion was seconded by Mr. Voccola. The motion carried unanimously.

577 Hawley Lane – Petition of Par One Development LLC seeking Special Case & Site Plan Review approval to establish a full-service restaurant in a CF Zone –

577 Hawley Lane – Petition of Par One Development LLC seeking approval of Liquor location to establish a Class D Restaurant Liquor Permit for a full-service restaurant in a CF Zone –

Attorney Knott, representing petitioner, submitted Certificates of Mailings. He distributed and reviewed photographs of the property, title map from MetroCog, existing condition survey, site development plan, letter to Jay Habansky dated February 1st enclosing Erosion and Sediment Control Application, approval letter from Inland Wetland Commission dated January 12th, and traffic study done by VHB. He discussed comments from the Police and Health Department along with comments from Jay Habansky, Planning & Zoning Administrator. Commissioners questioned entry and exit, number of lanes at intersection and lighting. They also suggested a push-button crosswalk and sidewalk be installed.

Seeing no members of the public speaking in favor or opposition of the petition, Mr. Voccola made a motion to close applications. The motion was seconded by Mr. Henrick. The motion carried unanimously.

771-815 Barnum Avenue Cut-off – Petition of Marl Properties LLC seeking Special Case & Site Plan Review approval to modify existing conditions of approval for a self-storage facility in a MA Zone – Representative for Marl Properties submitted Certificates of Mailings. Discussed approval of May 17th, requested changes to approval referring to site map.

Seeing no members of the public speaking in favor or opposition of the petition, Ms. Manos made a motion to close applications. The motion was seconded by Mr. Voccola. The motion carried unanimously.

795 James Farm Road – Petition of 500 North Avenue LLC top amend the Zoning Regulations by creating a new Section 28 titled "Lift Bridge Apartment Zone" in a RS-1 Zone –

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795 James Farm Road – Petition of 500 North Avenue LLC to change the zone as shown on the site plan dated 5/22/2017, completed by Rose Tiso & Co., from a RS-1 Zone to the proposed Julia Ridge Apartment Zone –

795 James Farm Rd – Petition of 500 NORTH AVE LLC seeking Special Case approval to under the proposed §28 of the Zoning Regulations to construct a one hundred & sixteen (116) unit affordable housing project pursuant to §8-30g of the C.G.S., on a property located in an RS-1 Zone –

Attorney Bellis, representing petitioner, submitted Certificates of Mailings. He entered into record deed, bankruptcy order, 2017 Affordable Housing Appeals list, decision from Judge Radcliffe on wetlands, report from UCONN on historical significance, environmental report, brokers report and business inquiry. He discussed increased density, spot zoning and distance from wetlands. Noted he will not be submitting a site plan at this time – just wants to change zone and adopt regulation.

M. Silva, Engineer from Rose-Tiso & Company, referred to the site map and discussed parking, grading of site, DEEP requirements, catch basins, vortex units, gallery system, silt fencing, landscape plan and building codes. He submitted into record information from Versa-Lok of New England. Reviewed comments from Town Engineer.

Mr. Watt, Traffic Engineer, updated previous traffic study. Commissioners questioned peak hours for vehicles exiting property and intersection with Armstrong Road.

Pat Rose, Rose-Tiso Company, noted there would be one-hundred sixteen (116) one and two bedroom units on approximately 15.5 acres. He discussed density, impervious coverage, number of parking spaces and building façade materials which will be utilized. Mr. Henrick questioned how this project fits into this neighborhood. Mr. Silhavey questioned fire and safety concerns. B. Lampert, Fire Marshall, spoke on fire concerns and hydrants in area (which he will provide to Commission).

Recess – 9:36 p.m.

Resume – 9:45 p.m.

Attorney Kubic asked audience to raise hand if they are in opposition to this application – over fifty (50) people responded. He submitted for the record protest petition, verified pleading and maps and noted a four (4) vote majority would be needed for a zone change.

Speaking in opposition to this project:

R. Smith, 135 Pepperidge Circle – discussed peak traffic hours

D. Conen, 690 Peters Lane – discussed wetlands and submitted photographs into evidence

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C. Elder, Chapel Street – questioned utilities, parking and traffic
Ms. Goodpasture, Main Street – discussed traffic
M. Prewitt, 575 Peters Lane – discussed fire hazard
Ms. Martines, James Farm Road – discussed water issues
Ms. Freeman, 170 Brookside Drive – discussed project
S. Higgs, 280 James Farm Road – discussed traffic

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Mr. Silhavey made a motion to continue 795 James Farm Road until the March 28th session of the Zoning Commission. The motion was seconded by Mr. Voccola. The motion carried unanimously.

Mr. Henrick made a motion to close the Public Hearing. The motion was seconded by Mr. Voccola. The motion carried unanimously.

Administrative Session

Text Amendment – Petition of Urstadt Biddle Properties Inc. seeking to amend Section 10.2.2 regarding the maximum allowable height in an MA Zone –

50-104 East Main Street and 25-65 Sidney Street – Petition of Urstadt Biddle Properties Inc. seeking Special Case approval to construct a 121,296 sq. ft. self-storage facility in an MA Zone –Coastal Site Plan Review and an Erosion & Sediment Control application is required –

Text Amendment – Petition of Urstadt Biddle Properties Inc. seeking to create new Sections 7.1.17, 10.2.1.6, 16.6.5.3 and to amend Section 16.7.9 regarding commercial signs

50-104 East Main Street & 15-65 Sidney Street – Petition of Urstadt Biddle Properties Inc. seeking Special Case and Site Plan Review approval to relocate a commercial sign in a MA Zone. Coastal Site Plan Review has been submitted for Administrative Review - Mr. Henrick made a motion to take all four items off the table. The motion was seconded by Mr. Voccola. The motion carried unanimously.

Mr. Henrick made a motion to approve Text Amendment 10.2.2. The motion was seconded by Mr. Voccola. The motion carried unanimously.

Mr. Henrick made a motion to approve 50-104 East Main Street and 25-65 Sidney Street Special Case. The motion was seconded by Ms. Manos. The motion carried unanimously.

Mr. Henrick made a motion to approve Text Amendment to create Sections 7.1.17, 10.2.1.6, 16.6.5.3 and amend 16.7.9. The motion was seconded by Mr. Voccola. The motion carried unanimously. Mr. Henrick made a Friendly Amendment – this approval does not include any

commercial sign not abutting I-95 based on survey provided. Mr. Voccola seconded Friendly Amendment. Carried unanimously.

Mr. Henrick made a motion to approve relocation of commercial sign based on survey provided. The motion was seconded by Mr. Voccola. The motion carried unanimously.

577 Hawley Lane – Petition of Par One Development LLC seeking Special Case & Site Plan Review approval to establish a full-service restaurant in a CF Zone –

577 Hawley Lane – Petition of Par One Development LLC seeking approval of Liquor location to establish a Class D Restaurant Liquor Permit for a full-service restaurant in a CF Zone – Mr. Henrick made a motion to take 577 Hawley Lane off the table. The motion was seconded by Mr. Voccola. The motion carried unanimously.

Mr. Henrick made a motion to approve 577 Hawley Lane incorporating all of Mr. Habansky's suggestions, installing a sidewalk heading south on Hawley Lane up to Big Y entrance and implementing a crosswalk at Big Y entrance. The motion was seconded by Ms. Manos. The motion carried unanimously.

771-815 Barnum Avenue Cut-off – Petition of Marl Properties LLC seeking Special Case & Site Plan Review approval to modify existing conditions of approval for a self-storage facility in a MA Zone – Mr. Henrick made a motion to take 771-815 Barnum Avenue Cut-off off the table. The motion was seconded by Mr. Silhavey. The motion carried unanimously. Mr. Henrick made a motion to approve 771-815 Barnum Avenue Cut-off. The motion was seconded by Mr. Silhavey. The motion carried unanimously.

Approval of Minutes – Mr. Henrick made a motion to approve the minutes of January 30th Organizational Meeting and Public Hearing. The motion was seconded by Mr. Voccola. The motion carried unanimously.

Discussion –

- Mr. Habansky noted letter has been sent to Town Council requesting Town Planner

CAM Site Plan Review –

- 50 East Main Street – Mr. Habansky updated Commissioners on email received from DEEP. Mr. Henrick made a motion to approve CAM Site Plan for 50 East Main Street. The motion was seconded by Ms. Manos. The motion carried unanimously

Zoning Enforcement Study – None

Accessory Apartment Applications – None

Sediment & Erosion Control Applications –

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- 50 East Main Street – Mr. Henrick made a motion to approve Sediment & Erosion Control for 50 East Main Street with standard conditions of approval. The motion was seconded by Mr. Voccola. The motion carried unanimously.
- 577 Hawley Lane – Mr. Henrick made a motion to approve Sediment & Erosion Control for 577 Hawley Lane with standard conditions of approval. The motion was seconded by Ms. Manos. The motion carried unanimously.

Planning Projects – Mr. Habansky updated Commissioners on Complete Streets noting a grant has been received for Stratford Center. Next project will be Coastal Resiliency.

Other Items –

- 1884 Main Street (Main Street Tavern) – Mr. Henrick made a motion to approve additional seating with a mandatory one (1) year review period. The motion was seconded by Mr. Voccola. The motion carried unanimously.

Mr. Henrick made a motion to waive the rules. The motion was seconded by Mr. Voccola. The motion carried unanimously.

- Athletic Brewery – request for food trucks – Mr. Henrick made a motion to approve pending Health Department review. The motion was seconded by Mr. Silhavey. The motion carried unanimously.

Goal Settings –

- SAEP Property Update - None
- Methadone Clinic Moratorium – None
- Parking – None
- Recommendations to Town Council – No Report
- POCD – No Report
- TOD – No Report.

Seeing no other business to discuss, Mr. Voccola made a motion to close the meeting at 10:44 p.m. The motion was seconded by Mr. Silhavey. The motion carried unanimously.

Respectively Submitted,

Gail DeCilio

Recording Secretary

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