

# **Zoning Commission Public Hearing and Administrative Session**

**March 28, 2018**

The Zoning Commission held a Public Hearing and Administrative Session on Wednesday, March 28, 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, Town Attorney Sullivan

**Members Absent:** Stephanie Philips

**Alternates:** Ms. Manos

**Call to Order:** Chairman Fredette called the Public Hearing to order at 7:08 p.m.

## **Public Hearing**

**Text Amendment – Petition of Stratford Zoning Commission regarding parking calculations for take-out restaurants** – Mr. Habansky discussed confusing language of the present text noting the proposed amendment should be considered due to the consistency with the POCD and will eliminate confusion and conflicting sections within the Zoning Regulations. He informed the Commission on March 19<sup>th</sup> the Planning Commission voted unanimously to adopt the text amendment noting:

- It ensures compatibility in zoning, land use and design on adjacent lands
- Streamlines development approval process to assure consistency with the town's development regulations
- It will simplify zoning code

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

**795 James Farm Road – Petition of 500 North Avenue LLC to amend the Zoning Regulations by creating a new Section 28 titled “Julia Ridge Apartment Zone” in a RS-1 Zone –**

**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 Kevin Kelly, representing the Town of Stratford, informed the Commission that they will see evidence that the proposed project does not meet certain requirements and the public interest outweighs the need for public housing in this area of Stratford.

Sgt. Gugliotti, Stratford Police Department, submitted and reviewed traffic study and “NuMetrics Traffic Analyzer Study”. He discussed the ability for the Police and Fire Departments to get in and out of the property. Commissioners questioned grade of exit, increase in traffic, safety issues and Main Street/Sikorsky traffic issues.

Rene Basulto, Engineer with Robson Forensic, submitted report and discussed fire access, handicap access and weight of retaining wall. Commissioners questioned amount of fill required for wall in conjunction to weight on wall. Atty. Kelly noted 35,000 cubic yards of fill would be needed. Submitted application of erosion and sediment control plan.

Brian Lampart, Deputy Fire Chief, submitted map of fire hydrants in area and discussed access to water. Commissioners questioned time needed to lay hoses, size of hose and pump needed to generate water at the complex.

Tim Casey, STV, submitted and discussed engineering review. Commissioners questioned rainwater retention system and subterranean water-flow.

Sigrun Gadwa, professional wetland scientist Rema Ecological, submitted “Biological Effects of Fine Sediment in the Lotic Environment” and discussed ecological concerns. Commissioners questioned toxins released into streams and wetlands, impact on environment, and effect of failure of retaining wall.

Recess – 9:09 p.m.

Resume – 9:16 p.m.

Attorney Kelly submitted “Selected Monthly Owner Costs” and requested this petition as proposed be denied.

Attorney Kubic, representing Concerned Citizens of Stratford, submitted protest petition and petition in opposition into record.

Steven Danzer, Professional Wetland Scientist, distributed and reviewed his findings and conclusions, map of area, DEEP letter dated 2/3/11 and “Adjacent Land Use Around Roosevelt Forest” map.

Richard Ezyk, Engineer, spoke on sustainability, constructability and design of retaining wall. Referred to map of area discussing fire safety, retention system. Submitted article from

Connecticut Post, dated 4/17/2016, resume, and discussed transport of blocks for retaining wall.

Attorney Kubic discussed inconsistent lot size and back taxes on property. Submitted for the record Bankruptcy Code dated 6/28/2016, appraisal of 795 James Farm Road, copy of easement for Eversource, photographs of power lines on easement, letter dated 3/21/2018 from Greater Bridgeport Transit, memo from M. McCarthy dated 6/16/2016, Avalon Bay assessor card, traffic study in Milford with maps, memo from Deputy Chief Gottfried dated 6/15/2016, publication on response times, Natural Diversity Data Base map, court case dated 1/22/2016 and excerpts from Public Hearing dated 10/20/2016. Commissioners questioned closeness of retaining wall to adjacent property, easement for power lines and whether this petition should go before the Inland Wetlands Commission.

Speaking in opposition to this project:

S. McDonough, 150 Alexandria Drive

T. Velky, Milford Avenue

M. Prewitt, 575 Peters Lane – submitted into record “Questions for the Zoning Commission

**Mr. Silhavey made a motion to continue the Public Hearing until the April 25<sup>th</sup> session of the Zoning Commission. The motion was seconded by Ms. Manos. The motion carried unanimously.**

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

### **Administrative Session**

**Text Amendment – Petition of Stratford Zoning Commission regarding parking calculations for take-out restaurants** – Mr. Henrick made a motion to take the Text Amendment off the table. The motion was seconded by Mr. Voccola. The motion carried unanimously. **Mr. Henrick made a motion to approve the Text Amendment based on recommendation from Planning and Zoning Administrator with the word ‘For’ added. The motion was seconded by Mr. Silhavey. The motion carried unanimously.**

**Approval of Minutes** – Mr. Henrick made a motion to approve the minutes of the February 27<sup>th</sup> Public Hearing. The motion was seconded by Mr. Voccola. The motion carried unanimously.

**Discussion –**

- **1254-1264 Linden Avenue – Seeking 18-month extension from date of expiration (4/19/2018) to construct a retail center in CA Zone – Ms. Manos**

recused herself from this application. **Mr. Henrick made a motion to approve 18 month extension for 1254-1264 Linden Avenue. The motion was seconded by Mr. Voccola. The motion carried 4-0.**

**CAM Site Plan Review – None**

**Zoning Enforcement Study – None**

**Accessory Apartment Applications – None**

**Sediment & Erosion Control Applications –**

- **795 James Farm Road - continued**

**Planning Projects –**

- **Greenway**
- **Complete Streets**
- **Coastal Resilience**

**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. Henrick made a motion to close the meeting at 11:06 p.m. The motion was seconded by Mr. Voccola. The motion carried unanimously.**

Respectively Submitted,

Gail DeCilio

Recording Secretary