

# Zoning Commission Public Hearing and Administrative Session

November 14, 2017

The Zoning Commission held a Public Hearing and Administrative Session on Tuesday, November 14, 2017 at Stratford Town Hall, Main Street, Stratford, CT per notice duly posted.

**Members Present:** Chairman Stephanie Philips, Dave Fuller, Steve Raguskas sitting for Mark Juliano, Linda Pepin, Rich Fredette

**Also Present:** Jay Habansky, Planning & Zoning Administrator, Town Attorney Florek, Carly Kramer, Intern

**Members Absent:** Mark Juliano

**Alternates:** Mr. Raguskus

**Call to Order:** Ms. Philips called the Public Hearing to order at 7:09 p.m.

## Public Hearing

Prior to the start of the hearing, Chairman Philips thanked outgoing members for their service. It was noted for the record, Ms. Pepin and Mr. Fredette have viewed the Zoning tapes from October 31<sup>st</sup>.

## Continued Items

**211 Ferry Boulevard – Petition of Land Sail Properties LLC seeking approval to construct a 5,679 sq. ft. retail and 45 apartments in a CA/TOD Overlay Zone. Coastal Site Plan Review and an Erosion & Sediment Control application is required – Nick Owens, representing petitioner, addressed three (3) items that the Commission requested at the last hearing.**

- 50-100 year flood reconciliation has been addressed – response on file in the Zoning office
- Picnic area has been moved to the other end of the project – submitted SP-1 into record
- New facades to make the project look more Shakespearean has been done – submitted into record

Mr. Owens referred to comments by Jay Habansky and noted petitioner has complied with the Master Plan of Development for the Town of Stratford and the design for the building is consistent with the TOD. Dirt piles will be tested and Waterfront Authority has no negative comments. He then thanked Ms. Pepin and Mr. Fuller for their service on the Commission

Commissioners agreed that this plan is exactly what the TOD is trying to accomplish.

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**Mr. Fuller made a motion to close 211 Ferry Boulevard. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

**Text Amendment – Petition of the Stratford Zoning Commission to amend Section 20 to add Site Plan Review procedures – Mr. Habansky noted the Zoning regulation deficiencies and reviewed the proposed text changes. The Planning Commission gave a favorable recommendation noting this is consistent with the Town of Stratford POCD. Attorney Florek added this will close loophole.**

**Ms. Pepin made a motion to close Text Amendment Section 20. The motion was seconded by Mr. Fuller. The motion carried unanimously.**

**Text Amendment – Petition of Stratford Building Needs Committee to amend Section 6.1 regarding civic uses in an LB Zone – Continued**

**45 North Parade Street and 245 King Street – Petition of Stratford Building Needs Committee to change from an RS-4 to LB Zone – Coastal Site Plan Review application is required – Continued**

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

**140-180 Watson Boulevard – Petition of Asphalt Roof Recycling Center seeking Special Case approval to expand an asphalt recycling & processing facility to the adjacent property in an MB Zone. Coastal Site Plan Review application is required – Continued**

**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 – Continued**

**Mr. Fuller made a motion to close the Public Hearing. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

#### **Administrative Session**

**211 Ferry Boulevard – Petition of Land Sail Properties LLC seeking approval to construct a 5,679 sq. ft. retail and 45 apartments in a CA/TOD Overlay Zone. Coastal Site Plan Review and an Erosion & Sediment Control application is required – Mr. Fuller made a motion to take 211 Ferry Boulevard off the table. The motion was seconded by Ms. Pepin. The motion carried unanimously. Commissioners were in agreement that this is what the TOD is trying to achieve. Mr. Fuller made a motion to approve 211 Ferry Boulevard. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

**Text Amendment – Petition of Stratford Zoning Commission to add a new Section 15B regarding medical marijuana dispensaries and production facilities and revise Section 3.30 regarding the moratorium on such facilities – Mr. Fuller made a motion to take Text**

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Amendment 15B off the table. The motion was seconded by Ms. Pepin. The motion carried unanimously. Commissioners discussed the number of allowed dispensaries. **Mr. Fuller made a motion to approve Text Amendment 15B with the stipulation that no more than two (2) dispensaries be permitted concurrently and the approval is limited to medical marijuana and does not include recreational use. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

**Text Amendment – Petition of the Stratford Zoning Commission to amend Section 20 to add Site Plan Review procedures – Ms. Pepin made a motion to take Text Amendment Section 20 off the table. The motion was seconded by Mr. Fuller. The motion carried unanimously. Mr. Fuller made a motion to approve Text Amendment Section 20. The motion was seconded by Ms. Pepin. The motion carried unanimously.**

**Approval of Minutes – Ms. Pepin made a motion to approve the minutes of October 31<sup>st</sup>. The motion was seconded by Mr. Fuller. The motion carried unanimously.**

Discussion – None

CAM Site Plan Review –

- **211 Ferry Boulevard– TOD – Mr. Fuller made a motion to approve CAM Site Plan. The motion was seconded by Ms. Pepin. The motion carried unanimously.**
- **50 East Main Street – Self-storage – Continued**
- **140-180 Watson Boulevard – Asphalt Recycling Facility – Continued**

Zoning Enforcement Study – None

Accessory Apartment Applications – None

Sediment & Erosion Control Applications –

- **211 Ferry Boulevard – TOD – Ms. Pepin made a motion to approve Sediment & Control Application. The motion was seconded by Mr. Fuller. The motion carried unanimously.**
- **50 East Main Street – Self-storage - Continued**

Planning Projects –

- 1) **Greenway – Ms. Pepin reported waiting until January for consideration.**

Other Items –

- **Vote on 2018 Meeting Schedule –Mr. Fredette made a motion to accept the 2018 Zoning schedule. The motion was seconded by Mr. Raguskas. The motion carried unanimously.**

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- **Vote on Fee Schedule change for 8-30g applications** – Mr. Habansky referred to the Adopted Fee Schedule for the Planning & Zoning Office noting this will close loophole. Attorney Florek recommended it be sent to the Town Council. **Mr. Fuller made a motion to send Fee Schedule change to the Town Council with a favorable recommendation. The motion was seconded by Mr. Fredette. The motion carried unanimously.**

**Goal Setting –**

- 1) Other
- 2) Affordable Housing –
- 3) SAEP Property- No Report
- 4)
  - A) Medical Marijuana Moratorium – will be removed from agenda
  - B) Methadone Clinic Moratorium –
- 5) Parking – Mr. Habansky has referred this to the Planning Commission
- 6) POCD – No Report
- 7) TOD – Planning Commission feels the density proposal is not incentivizing.
- 8) **Recommendations to the Town Council**

Mr. Fuller thanked the voters of the 5<sup>th</sup> and 6<sup>th</sup> District for allowing him to represent them. He also thanked the other Commissioners.

Ms. Pepin thanked Mr. Habansky for the guidance he has provided and the other Commission members.

Ms. Philips thanked outgoing Commissioners and noted how well this Commission has worked together to move Town forward.

**Seeing no other business to discuss, Ms. Pepin made a motion to close the meeting at 8:10 p.m. The motion was seconded by Mr. Fuller. The motion carried unanimously.**

Respectively Submitted,

Gail DeCilio

Recording Secretary

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