

Zoning Commission Public Hearing and Administrative Session

January 23, 2019

The Zoning Commission held a Public Hearing and Administrative Session on Wednesday, January 23, 2019 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 Phillips

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

Members Absent: Stephanie Phillips

Alternates: Ms. Manos

Call to Order: Chairman Fredette called the Public Hearing to order at 7:05 p.m.

STRATFORD TOWN HALL
2019 JAN 25 AM 9:41

Public Hearing

2336 Barnum Avenue – Estaban De La Cruz – Approval of Liquor Location to establish a Class G Grocery Beer Permit in a CA Zone – E. Ramos, representing petitioner, notified the Commission that Mr. De La Cruz had to leave the country for an emergency. He noted the previous objection to the petition and discussed neighbors' objections. Commissioners felt it would be better if the petition was postponed until Mr. De La Cruz could be in attendance and so the abutter letters could be sent on time. **Mr. Silhavey made a motion to continue 2336 Barnum Avenue until February 27th.** The motion was seconded by Mr. Voccola. The motion carried unanimously.

Text Amendment – Rogalis LLC – Amend the Zoning Regulations by creating a new Section 32 titles "Oronoque Village District" –

170 Oronoque Lane & 1180 James Farm Road – Rogalis LLC – Change the Zone from a RS-1 to the proposed Oronoque Village District –

170 Oronoque Lane & 1180 James Farm Road – Rogalis LLC – Seeking a Site Plan Review to construct an affordable housing development of twenty-five (25) single family homes pursuant to Section 8-30g of the CXGS on a property located in a RS-1 Zone – Attorney Bellis, representing petitioner, referred to site map noting that if approved Rogalis would file a lot line adjustment. He discussed 8-30g – out of the twenty-five (25) units eight (8) would be deemed affordable. He believes this plan complies with the stormwater management plan and is not spot zoning. Attorney Bellis submitted for the record:

- Certificates of Mailing

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- Non-exempt municipality list
- Rogalis contract of purchase
- Legal description
- Town Clerk filing
- Property management information (RAGS1 LLC)
- Attorney Bellis' remarks

M. Silva, Rose-Tiso & Company engineer, referred to comments from J. Casey, Town Engineer and T. Batoh, Conservation Administrator. He distributed and reviewed map of area, site plan, grading and utilities plan, erosion control plan and landscaping plan. He discussed plan for galleries and catch basins. He submitted for the record written response to Town Engineers' comments and "Primary Site Engineering Design Report". Commissioners questioned snow removal, parking, and exit onto James Farm Road.

Traffic Engineer distributed and discussed "Traffic Impact Study" and discussed driveway onto James Farm Road.

According to Attorney Bellis, under 8-30g reasonable changes can be incorporated into plan.

Opposition:

- S. Fians, 98A Seminole Lane – Too many units
- P. Mariconda, 115 Surrey Lane – Roosevelt Forest Commission, discussed traffic conditions
- E. Ramos – not present
- J. Faris, 1130 James Farm Road – concerned about water table in area
- P. Haydu, 20 Oronoque Lane – Fire safety issues
- C. Martinez, 80 James Farm Road – Density and traffic
- M. Prewitt, 475 Peters Lane – Concerned Citizens Group of Stratford, traffic and wildlife
- S. Strazza, 15 Oronoque Lane – traffic, wild life
- V. Batista, 65 Coach House Road – water table in area, density, traffic
- E. Scerba-Carey, 365 Peters Lane – Roosevelt Forest Commission and Concerned Citizens of Stratford- traffic
- W. Rimkunas, 425 Second Avenue – acre building lots, spot zoning
- P. Garofalo, James Farm Road – density and traffic
- J. Hoctor, James Farm Road – traffic
- L. Pert, 100 Fairchild Road – traffic
- S. Higgs, James Farm Road – traffic
- M. Staltaro, Oronoque Lane – wells, septic and traffic
- P. Anson, James Farm Road – traffic wild life

Attorney Kubik, representing Concerned Citizens of Stratford, noted experts will be available in February and he hasn't had a chance to see amended plans. He would like meeting to continue until February.

Attorney Kelly, representing Town of Stratford, feels meeting should be continued to have a chance to review amended application.

Attorney Bellis noted application is the same as filed.

Mr. Henrick made a motion to continue application until February 27th. 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. Voccola. The motion carried unanimously.

Recess: 8:50 p.m.

Resume: 8:58 p.m.

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STEPHEN D. HENRICK

Administrative Session

2336 Barnum Avenue – Estaban De La Cruz – Approval of Liquor Location to establish a Class G Grocery Beer Permit in a CA Zone – Continued until February

Text Amendment – Rogalis LLC – Amend the Zoning Regulations by creating a new Section 32 titles “Oronoque Village District” –

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170 Oronoque Lane & 1180 James Farm Road – Rogalis LLC – Seeking a Site Plan Review to construct an affordable housing development of twenty-five (25) single family homes pursuant to Section 8-30g of the CXGS on a property located in a RS-1 Zone – Continued until February

6900 Main Street –Petition of Sikorsky Aircraft Corp seeking Administrative Approval for a Coastal Site Plan Review & Erosion/Sediment Controls for a waste water treatment facility incidental to a manufacturing facility – Mr. Habansky noted DEEP had no comment. The Town staff will require a licensed engineer issuing compliance with the towns’ MS4 storm water permit. He referred to letters from the Conservation Commission and Waterfront Harbor Commissions approval with conditions. Received no input from Town Engineer. D. McKay, professional engineer, discharged to the Town of Stratford sanitary collection system. Mr. Silhavey made a motion to approve petition with the condition that a licensed engineer to issue compliance with the towns’ MS4 storm water permit. The motion was seconded by Mr. Voccola. The motion carried unanimously.

111 Research Drive – Petition of Kubetec Medical Imaging seeking Administrative Approval for a Coastal Site Plan Review to rebuild/expand a research and production facility in a MA Zone – Mr. Habansky discussed project with Commissioners noting applicant looks to rebuild and expand the existing research and production facility. DEEP had no comments. To date no comments have been received by Waterfront Harbor Management. Mr. Silhavey made a motion to table this petition pending comments by Waterfront Harbor Management. The motion was seconded by Mr. Henrick. The motion carried unanimously.

Approval of Minutes – Mr. Henrick made a motion to approve the minutes of January 9th Organizational Meeting and Public Hearing. The motion was seconded by Mr. Silhavey. The motion carried unanimously.

Discussion –

CAM Site Plan Review –

- **111 Research Drive – Fire Repairs/Expansion - tabled**
- **6900 Main Street – Waste Water Treatment Facility – Mr. Henrick made a motion to approve this CAM Site Review Plan with the standard stipulations and applicant shall obtain a letter from a licensed engineer ensuring this project’s compliance with the Town of Stratford’s MS4 Stormwater Permit. This letter shall be delivered/emailed to the Office of Planning and Zoning and kept in the applicant’s CAM file. The motion was seconded by Mr. Silhavey. The motion carried unanimously.**

Zoning Enforcement Study – None

Accessory Apartment Applications –

- **1751 North Peters Lane – Mr. Habansky noted there are no staff concerns with this petition. Mr. Henrick made a motion to approve 1751 North Peters Lane. The motion was seconded by Mr. Silhavey. The motion carried unanimously.**

Sediment & Erosion Control Applications –

- **111 Research Drive – Fire Repairs/Expansion - tabled**
- **6900 Main Street – Waste Water Treatment Facility – Mr. Henrick made a motion to approve this CAM Site Review Plan with the standard stipulations and applicant shall obtain a letter from a licensed engineer ensuring this project’s compliance with the Town of Stratford’s MS4 Stormwater Permit. This letter shall be delivered/emailed to the Office of Planning and Zoning and kept in the applicant’s Sediment & Erosion Control file. The motion was seconded by Mr. Silhavey. The motion carried unanimously.**

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Planning Projects

Other Items – Mr. Silhavey discussed Shakespeare Theatre property and would like a quick review of the status of this property. Mr. Habansky will draft a brief report next month.

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 9:24 p.m. The motion was seconded by Ms. Manus. The motion carried unanimously.

Respectively Submitted,

Gail DeCilio

Recording Secretary

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