



TOWN OF STRATFORD

TOWN OF STRATFORD PLANNING COMMISSION

October 4, 2021

SPECIAL MEETING MINUTES

The Town of Stratford Planning Commission conducted a special meeting on Monday October 4, 2021 via GoToMeeting, pursuant to notice duly posted.

PLANNING COMMISSION MEMBERS IN ATTENDANCE:

- Joseph Gerics – Zone 1
- Dan Senft – Zone 4
- Harold Watson – Zone 3

ALTERNATES IN ATTENDANCE:

- Paul Aurelia (seated for John Staley)
- Debra Lamberti (seated for William Boyd)

TOWN REPRESENTATIVES IN ATTENDANCE:

- Susmitha Attota – Town Planner
- Mary Dean – Director of Economic Development
- Maureen Whelan – Environmental Supervisor

OTHERS IN ATTENDANCE:

- Jim Benson – Economic & Community Development Committee, Chairman
- Attorney Tim Hollister (24 Surf Avenue LLC)
- Tony Nizzardo (Bal Harbour LLC and Bal Harbour, II LLC)
- Attorney Robert Rosati (24 Surf Avenue LLC)
- Patrick Rose (23 Surf Avenue LLC)
- Anthony Salce (Bal Harbour LLC and Bal Harbour, II LLC)
- Attorney Paul Sobel (Bal Harbour LLC and Bal Harbour, II LLC)

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STRATFORD TOWN CLERK

I. CALL TO ORDER

Chairman Watson called the meeting to order at 6:30pm.

IV. *Petition of Stratford Economic Development Commission seeking to amend Section 7.1.7.2 of zoning regulations on outdoor dining* (discussed out of agenda order)

Ms. Attota explained that this proposal meets the POCD's placemaking objectives. Ms. Whelan explained that the current noise ordinance prohibits louds music being played between the hours of 10pm and 7am. She noted that noise ordinance complaints are handled by both Health Dept. and the Police Dept. Ms. Dean stated that the Zoning Dept. has been inundated with complaints by only a handful of residents. Mr. Watson suggested that the Police Dept. be given decibel monitors. Ms. Dean explained that the plan is to have various Town departments work with businesses regarding the noise levels. Mr. Gerics stated that he did some research and found that neighboring communities do not allow it. Ms. Dean replied that she called the Economic Development directors in those same communities and got a very different response: they are silent on it, but none prohibit it. Mr. Benson noted that the EDC spent a great deal of time on this, and determined that a majority of restaurant owners in Town would like controlled entertainment in their establishments. Mr. Aurelia expressed concerns regarding the enforcement of noise ordinances. Ms. Lamberti noted that sometimes music is too loud in a restaurant for diners to converse. Ms. Whelan noted noise monitors need to be checked at the address of the complainant – NOT the location of the restaurant. Per Ms. Attota, the Planning & Zoning office maintains a log of telephone calls for enforcement related complaints. **Mr. Watson accepted a motion by Mr. Senft to approve the proposal and send to the Zoning Commission a favorable recommendation with the condition that it be re-visited in one year. Ms. Lamberti seconded the motion, which carried 4-1, with Mr. Gerics opposed.**

II. *Petition of 24 Surf Avenue LLC seeking to amend the zoning regulations by creating a new Section 30 titled "Surf Avenue Housing Zone" (SAHZ) and seeking a change of zone for 24 Surf Avenue property from RM-1 to the proposed SAHZ*

Ms. Attota explained that this project is consistent with the objectives of the POCD. Attorney Hollister gave a brief overview of the project, noting the property is not in a flood zone. Ms. Attota stated she and Town Engineer John Casey questioned evacuation in case of flooding. Attorney Hollister discussed parking space allocation. Ms. Lamberti stated the need for more parking spaces. Mr. Aurelia questioned the project density and expressed parking concerns. Mr. Watson suggested an expert be hired to determine density and parking. Per Mr. Rose, the building height is 50'. **Upon discussion, Mr. Watson accepted a motion by Mr. Gerics to recommend to the zoning commission to hire an expert regarding traffic, stormwater, and public safety. Mr. Aurelia seconded the motion, which passed unanimously.**

III. *Petition of Bal Harbour, LLC and Bal Harbour, II LLC seeking to amend Section 8 of zoning regulations on "Waterfront Business District" (WF)*

Attorney Sobel gave an overview of the project and parcels in waterfront (WF) zoning. Ms. Attota explained that she, along with Planning & Zoning Administrator Jay Habansky, Environmental Conservation Superintendent Kelly Kerrigan and CT DEEP, question changing

the distance of impervious area from 75' to 50' of coastal resources; all agreed the current standards should remain. Per Ms. Attota, §5.3.2 gives more clarity on the layout of units. Mr. Salce stated in 2008, the building was designed to tie-in with the existing structure, adding the current plan does not extend beyond the existing pavement. Upon discussion, Mr. Watson accepted a motion by Mr. Geric to send this application with a favorable recommendation to the Zoning Commission with the following conditions:

- **Reject the language changing buildable acre to 40,000 square feet**
- **Reject the change of distance of impervious surfaces from coastal resources from 75-feet to 50-feet**
- **Consider a 10% affordable housing component**
- **Reject the language change in Section 8.3 that redefines “residential use” to “mixed use development with a residential use”**
- **Minimize impacts to natural resources by considering the inclusion of zoning guidance by Connecticut Coastal Management Act (CCMA), as indicated in the staff report**

Mr. Aurelia seconded the motion, which carried 4-0, with Mr. Senft absent for the vote.

IV. ADJOURNMENT

Mr. Watson accepted a motion by Ms. Lamberti, seconded by Mr. Aurelia, to adjourn at 8:51pm. The motion passed unanimously.

Respectfully Submitted,

Aileen Marsh

Recording Secretary

