

RECEIVED FOR RECORD
SUSAN M. PAWLOK

2021 AUG 26 PM 1:16

August 25, 2021

STRATFORD TOWN CLERK

Zoning Commission

The Zoning Commission held a Public Hearing and Administrative Session on Wednesday, August 25, 2021 per notice duly posted.

Members Present: Chris Silhavey, Michael Henrick, James Vigliotti, D. Francis, L. Manos sitting for A. Voccola

Also Present: Jay Habansky, Planning & Zoning Administrator, D. Brennan, Enforcement Officer, Town Attorney P. Sullivan

Members Absent: A. Voccola

Alternates Present: Richard Fredette, L. Manos

Call to Order: Chairman Silhavey called the Public Hearing to order at 7:00 p.m.

Public Hearing

Text Amendment – Petition of Stratford Zoning Commission seeking to amend Section 3.30 of the Zoning Regulations to extend a moratorium on methadone clinics – Mr. Habansky discussed the June, 2019 twenty-four (24 month) moratorium for methadone clinics. He noted because of Covid collaboration with with other Commissions or Committees was challenging. He received no comment from DEEP or MetroCOG. Suggested moratorium be extended until 9/15/2023. Planning Commission requested a review and asked this be left open until next month. **Mr. Henrick made a motion to continue Text Amendment until next month. The motion was seconded by Mr. Vigliotti. The motion carried unanimously.**

Text Amendment – Petition of Merritt 8 Owner LLC seeking to amend Sections 5.3 and 6.3 of the Zoning Regulations regarding residence apartments in OPD Zone – Mr. Habansky suggested this application be deferred until Planning Commission meets on September 22nd. **Mr. Francis made a motion to defer Text Amendment. The motion was seconded by Ms. Manos. The motion carried unanimously.**

Mr. Vigliotti made a motion to close the Public Hearing at 7:07 p.m. The motion was seconded by Mr. Francis. The motion carried unanimously.

Administrative Session

40-60 Beach Drive & 24 Washington Parkway – Petition of Platypus Partners LLC seeking a Site Plan Review & Special Case approval to establish an outdoor entertainment & dining venue in a WF Zone – Mr. Henrick made a motion to take petition off the table. The motion was seconded by Mr. Vigliotti. The motion carried unanimously. **Mr. Henrick made a motion to approve petition with the stipulations that they have a 3' split rail fence, 2' shrubs in front of fencing, only one (1) open access, no stand-up service, limit of ninety-six (96) people, entertainment M-Th until 8:00 p.m. Sun. until 6:00 p.m., Friday, Saturday, Memorial Day, St. Patrick's Day, 4th of July, Cinco De Mayo and Labor Day until 9:00 p.m., adhere to sound ordinance, band shell not to exceed 12' in height and sound directed towards Long Island Sound. Also suggested a six (6) month initial approval with three (3) one (1) year approvals to follow. The motion was seconded by Mr. Francis.**

Commissioners discussed Governor's Order and the effects of approval on post-Governor's Order, live music, food delivery for outdoor dining, parking, crosswalk and alcohol on site. It was

noted that post Governor's Order they would have to come back for a liquor permit. Chairman Silhavey reviewed uses for a Waterfront Business District.

Mr. Henrick made a motion to amend his original motion to include closing would be one (1) hour after entertainment, traffic authority review pedestrian crosswalk, lighting at location, alcohol can only be consumed at location, no music on M-T and W. The motion was seconded by Mr. Francis. Roll call vote – Vigliotti-yes, Francis-yes, Manos-yes, Henrick-yes, Silhavey -no. Amended motion carries 4-1.

Commissioners discussed Governor's Executive Order expiration, state laws vs. local ordinance, Little Pub and Platypus affiliation.

Roll call vote on original motion- Vigliotti-no, Francis-no, Manos-no, Henrick-no, Silhavey-no. Motion fails 5-0

Approval of Minutes: Mr. Henrick made a motion to approve the minutes of July 28th. with the corrections of spelling of C. Doolan and 975 Lordship Boulevard. The motion was seconded by Mr. Vigliotti. The motion carried unanimously.

Cam Site Plan Review:

- 40-60 Beach Drive & 24 Washington Parkway – Petition of Platypus Partners LLC seeking a Coastal Site Plan Review approval to establish an outdoor entertainment & dining venue in a WF Zone – no vote due to rejection of Special Case application
- 214 Benton Street -- Petition of Stratford Steel Fabrication LLC seeking a Coastal Site Plan review to construct a 3,880 ft2 addition for storage incidental to a steel fabrication business in a MA Zone – Mr. Habansky discussed proposal noting Architectural Review Board responded on June 18th. Reviewed comments by DEEP ARB and Town Engineer. Mr. Henrick made a motion to approval CAM Site Review for 214 Benton Street adhering to all comments by DEEP, Town Engineer and ARB. The motion was seconded by Ms. Manos. The motion carried unanimously.

RECEIVED FOR RECORD
 SUSAN T. HANDEK
 2021 AUG 26 PM 1:16
 STRATFORD TOWN CLERK

Zoning Enforcement Study: None

Accessory Apartment Applications: None

Sediment and Erosion Control Applications: None

Future Text Amendments:

- **ADU-Opt Out or In** – Mr. Habansky noted opt out by 1-2023 – law activates 10-2021. Attorney Sullivan noted opt out would need 2/3 votes by both Zoning Commission and Town Council. Mr. Silhavey made a motion to send ADU to Planning Commission to draw up opt out resolution. The motion was seconded by Mr. Henrick. Motion carried unanimously.
- **Multi-family Housing Caps** – Mr. Habansky discussed numerical caps and minimum size requirements. Mr. Silhavey suggested regulation should be rewritten to conform. Mr. Silhavey made a motion to send Multi-family Housing Caps to the Planning Commission to draw-up proposal and regulations. The motion was seconded by Mr. Henrick. The motion carried unanimously.
- **Outdoor Dining** – Mr. Habansky reviewed Outdoor Dining restrictions and the lifting of restrictions which have been extended to 3/31/2022. Mr. Vigliotti made a motion to send Outdoor Dining to the Planning Commission for further study. The motion was seconded by Mr. Francis. The motion carried unanimously.

- **Recreational Cannabis** – Mr. Habansky discussed the twenty-four (24) month moratorium. Attorney Sullivan noted facilities would be limited to one (1) for every twenty-five thousand (25K) people in town. Mr. Habansky reviewed rules suggested 1) prohibit their operation 2) restrict hours and signage and 3) restrict proximity to religious institutions, schools, etc. This will be sent to the Planning Commission.
- **Parking for Housing Units** – Mr. Habansky reviewed "reduced parking requirements" and discussed Section 12.5.2. Legislation effective 10-2021. Opt out ability with a Public Hearing. Mr. Habansky will prepare opt out recommendation.
- **Land Use Approval Expirations** – Mr. Habansky and Attorney Sullivan will have to go through regulations. **Mr. Francis made a motion directing Mr. Habansky and Attorney Sullivan to revise Land Use Approval Expirations. The motion was seconded by Ms. Manos. The motion carried unanimously.**

Other:

- Mr. Silhavey discussed court decision on 795 James Farm Road
- Applicant for September 8th meeting suggested it be hybrid. Commissioners discussed hybrid vs. in-person meetings.

Goal Settings:

- **SAEP Property Update – None**
- **Recommendations to Town Council – None**
- **POCD – None**
- **TOD – None**

Seeing no other business to discuss, Mr. Francis made a motion to adjourn the meeting at 9:43 p.m. The motion was seconded by Ms. Manos. The motion carried unanimously.

Respectfully Submitted,

Gail DeCilio

RECEIVED FOR RECORD
SUSAN M. PAVLENK
2021 AUG 26 PM 1:16
STRAITFORD TOWN CLERK