

ZONING COMMISSION
PUBLIC HEARING AND ADMINISTRATIVE SESSION
MARCH 23,2022

The Zoning Commission held a Virtual Public Hearing and Administration Session on Wednesday, March 23, 2022 per notice duly posted.

Members Present: J. Vigliotti, D. Francis, H. Watson, D. Lamberti, L. Petrucelli

Also Present: J. Habansky, Planning & Zoning Administrator, P. Sullivan, Town Attorney

Members Absent: None

Alternates Present: R. Fredette

Call to Order: 7:01 p.m.

Continued Public Hearing

Text Amendment – Petition of GoldCoast Properties LLC seeking to repeal the existing Section 5.3 & related sections & replace with a new Section 5.3 titled “Planned Residential District” allowing for multifamily residential housing in aRM-1 Zones& RS-32/RS-4 Zones along both the east & west sides of Broadbridge Avenue for a depth of 300’ on each side of the street between Barnum Avenue (to the south) & Emerald Place (to the north) – Attorney Knott, representing applicant, distributed Applicant’s Agreement with Zoning Administrator and Connecticut Post article dated March 18th. Reviewed proposal and referred to Section 8-30g. Referring to applicants’ agreement - #1, he is willing to eliminate area between Barnum Avenue and Success Avenue. #2 permit use only. #3willing to change to 40% coverage. #4 Will have both underground and surface parking. #5 will be changed to 15% open space. #6 -discussed considerations on limit of number of units per acre. #7-10 there is no objection. #11 disagrees with the prohibited use of vinyl siding or simulated brick. #12 had been miss numbered – corrected. #13-24 no objection. Discussed #25. He referred to and discussed Connecticut Post article. Commissioners questioned count on affordable housing and vast area encompassed in proposal.

Following residents speaking in opposition to proposed Text Amendment:

- B. Velotti, 2850 Broadbridge Avenue – questioned sewer capacity
- P. Sweeley, 197 Short Bech Road – objected to zone change
- K. Rainey,206 Red Brid Drive – objected to density, grade of material and parking
- D. Campofiore, 6 Red Brid Drive – density and effects on environment
- K. Callahan, 271 Castle Drive – discussed spot zoning and traffic
- C. Kalkay, 3124 Broadbridge Avenue, traffic

- J. Stewart, 3125 Broadbridge Avenue – traffic
- N. Gloriosa, 2890 Broadbridge Avenue – traffic
- A. Safardiu, 2910 Broadbridge Avenue – Traffic and density
- S. Leslie, 1551 Broadbridge Avenue – Drainage and traffic
- C. Topalski, 150 Carol Road – objects to multi-family housing, traffic
- L. Dancho, 10th District Councilwoman – Discussed zoning regulations and traffic
- G. Cann, Councilman, traffic, no sidewalks, drainage and need to adopt town-wide regulations for housing
- L. Hoydick, Mayor, Feels Zoning needs to review Section 5.3, cannot compare this project to TOD and complimented previous speakers
- Resident, 2688 Broadbridge Avenue – Density and Traffic
- Resident 54 Striekfus Road – traffic
- Resident, 95 Red Bird Drive- density
- Resident, 707 Hawley Lane – traffic

Entered into record opposition signatures along with numerous letters and e-mails received from residents.

Attorney Knott discussed simulated brick and vinyl siding believing they are not lower grade materials.

Seeing no other members of the Public who wish to speak, Mr Petrucelli made a motion to close Gold Coast Properties. The motion was seconded by Mr. Vigliotti. The motion carried unanimously.

Recess 8:15 p.m. Resume 8:18 p.m.

New Items

Text Amendment – Petition of the Stratford Zoning Commission seeking to amend Section 15B to integrate adult-use cannabis into the existing medical cannabis regulations – Mr. Habansky noted that most of the changes would be removing the word “medical” and replacing with “adult-use”. He reviewed letter dated February 24th regarding regulations. Noted DEEP had no comments. Most Health Department recommendation were included. Planning Commission gave a favorable recommendation with additional comments. There can be two (2) adult-use facilities in Stratford which would be heard under Special Case criteria. He addressed potential traffic issues. Mayor Hoydick and John Caissey spoke in favor of Text Amendment.

Seeing no other members of the Public who wish to speak, Mr Francis made a motion to close Text Amendment. The motion was seconded by Mr. Petrucelli. The motion carried unanimously.

Text Amendment- Petition of 225 Lordship Boulevard LLC seeking to amend the Zoning Regulations by creating a new Section 31 titled “Lordship Boulevard Housing Zone” (LBHZ) –

225 Lordship Boulevard – Petition of 225 Lordship Boulevard LLC seeking a Site Plan Review and Change of Zone from CA to the proposed LBHZ-

225 Lordship Boulevard Petition of 225 Lordship Boulevard LLCV seeking a Site Plan Review under the proposed Section 31.3 of the Zoning Regulations to construct a 4-story 100-unit affordable housing development pursuant to Section 8-30g of the CGS, on a property with an existing 69-unit apartment building and an existing 120,000 square foot self-storage facility located in a CA Zone. A Coastal Site Site Plan Review & Erosion & Sediment Control Review applications have been submitted with this application – Attorney Rizio, representing petitioner, discussed amendment to create Lordship Boulevard Housing Zone. Referred to and discussed staff comments noting he is in agreement. Commissioners questioned elevation of building, bike racks and rooms, sidewalks, parking, and height of building. Attorney Rizio discussed parking (110 new spaces), entrance and egress, building layout, site plan review. There will be 66-1 (one) bedroom and thirty-four (34) two (2) bedroom apartments. He entered into record photographs of the property.

R. Ahuja discussed the building, landscaping and floor plan.

S. Smolo gave a traffic evaluation.

Attorney Rizio noted he is in concurrence with all Architectural Review Board recommendations except building cannot be moved forward.

Mr. Vigliotti made a motion to continue Public Hearing pending reports from Waterfront Harbor Management and DEEP. The motion was seconded by Mr. Francis. The motion carried unanimously.

Mr. Petrucelli made a motion to close the Public Hearing. The motion was seconded by Ms. Vigliotti. The motion carried unanimously.

Administrative Session

Text Amendment – Petition of GoldCoast Properties LLC seeking to repeal the existing Section 5.3 & related sections & replace with a new Section 5.3 titled “Planned Residential District” allowing for multifamily residential housing in aRM-1 Zones& RS-32/RS-4 Zones along both the east & west sides of Broadbridge Avenue for a depth of 300’ on each side of the street between Barnum Avenue (to the south) & Emerald Place (to the north) – Mr. Petrucelli made a motion to table Text Amendment. The motion was seconded by Mr. Francis. The motion carried 4-1 with Ms. Lamberti in opposition.

Text Amendment – Petition of the Stratford Zoning Commission seeking to amend Section 15B to integrate adult-use cannabis into the existing medical cannabis regulations - Mr. Petrucelli made a motion to approve Text Amendment incorporating recommendations set forth by Planning Commission. The motion was seconded by Mr. Francis. The motion carried unanimously.

Text Amendment- Petition of 225 Lordship Boulevard LLC seeking to amend the Zoning Regulations by creating a new Section 31 titled “Lordship Boulevard Housing Zone” (LBHZ) –

225 Lordship Boulevard – Petition of 225 Lordship Boulevard LLC seeking a Site Plan Review and Change of Zone from CA to the proposed LBHZ-

225 Lordship Boulevard Petition of 225 Lordship Boulevard LLCV seeking a Site Plan Review under the proposed Section 31.3 of the Zoning Regulations to construct a 4-story 100-unit affordable housing development pursuant to Section 8-30g of the CGS, on a property with an existing 69-unit apartment building and an existing 120,000 square foot self-storage facility located in a CA Zone. . A Coastal Site Plan Review & Erosion & Sediment Control Review applications have been submitted with this application - Continued

Approval of Minutes – Mr. Petrucelli made a motion to approved the minutes of February 23rd. The motion was seconded by Ms. Lamberti. The motion carried unanimously.

Administrative – none

CAM Site Review –

- **Text Amendment – Gold Coast Properties New Section 5-3 – Mr. Francis made a motion to table. The motion was seconded by Mr. Petrucelli. The motion carried 4-1 with Ms. Lamberti in opposition.**
- **350 Lordship Boulevard – PV Asset Management- Mr. Francis made a motion to approve with stipulation that maintenance plan be implemented, letter from licensed engineer be provided and implementation of Architectural Review Board recommendations be followed. The motion was seconded by Mr. Petrucelli. R. Watson made an amendment to include an M-4 permit post construction that clearly details requirements. Mr. Francis made a motion to approve. The motion was seconded by Mr. Petrucelli. The motion carried unanimously.**
- **775 & 975 Lordship Boulevard – Stratford Development – Commissioners concurred that a licensed engineer be utilized, compliance with MS-4, DEEP approval and recommendations from other departments be received. Mr. Petrucelli made a motion to deny. The motion was seconded by Ms. Lamberti. The motion carried unanimously.**
- **225 Lordship Boulevard – 225 Lordship Boulevard LLC - continued**

Zoning Enforcement Study – None

Accessory Apartment Applications – None

Sediment and Erosion Control Applications –

- **350 Lordship Boulevard – PV Asset Management – Mr. Francis made a motion to approve with standard conditions of approval and recommendations. The motion was seconded by Mr. Petrucelli. The motion carried unanimously.**
- **775 & 975 Lordship Boulevard – Denied**
- **225 Lordship Boulevard – 225 Lordship Boulevard LLC - continued**

Adjournment: Seeing no other business to discuss, Mr. Petrucelli made a motion to adjourn the meeting at 10:14 p.m. The motion was seconded by Mr. Vigliotti. The motion carried unanimously.

Respectfully Submitted,

Gail DeCilio Recording Secretary