The Stratford Board of Zoning Appeals held an Administrative Session on Tuesday evening, January 4, 2011 in the Council Chambers, Town Hall.

MEMBERS PRESENT: Mr. Fredette, Mr. Shugrue, Mr. Massey, Mr. Dempsey
ALTERNATES PRESENT: Mr. Florek, Mr. Grega, Mr. Secskas
MEMBERS ABSENT: Mr. McCabe
ALTERNATES ABSENT:

ALSO PRESENT: Gary Lorentson (Planning & Zoning Administrator), Attorney Barry Knott, Paul Santos, Benjamin Proto, Deborah Baran

Mr. Fredette called the meeting to order at 8:50 p.m. (after the public hearing)

PETITIONS

ESTATE OF FLORENCE HANICK
LYNNCREST DRIVE (LOT 1)
WAIVE SECTION 4.2

On a motion by Mr. Shugrue and seconded by Mr. Florek, Petition 1 was taken off the table. Voting on this petition: Mr. Fredette, Mr. Shugrue, Mr. Secskas, Mr. Grega, and Mr. Florek.

Mr. Secskas made a motion to approve with stipulations the petition to waive lot area of 7,500 sq. ft. to 7,031 sq. ft. in order to construct a single family residence on property located in an RS-4 District. Mr. Shugrue seconded.

The stipulations are per the Town Engineer’s e-mail dated January 3, 2011: that the groundwater level should be confirmed, and that the slab of the new house be constructed above the high groundwater level, and further, that there be some type of runoff control/storage, such as a raingarden with an impervious bed. Additionally, excess runoff should be swaled (graded) away from existing and proposed houses and should be directed to the street, so as not to affect the basements of adjacent houses as proposed in the engineering report. The Board further stipulates that there be a $20,000 surety bond over the next 10 years.

Motion to approve with stipulations carried on a vote of 5-0.

PATRICIA LIPP
156 JEFFERSON STREET
WAIVE SECTION 4.2

On a motion by Mr. Massey and seconded by Mr. Dempsey, Petition 2 was taken off the table. Voting on this petition: Mr. Fredette, Mr. Shugrue, Mr. Massey, Mr. Dempsey, and Mr. Florek.

Mr. Dempsey made a motion to approve the petition to waive one sideyard of 10 ft. to 3.6 ft. in order to construct an addition on property located in an RS-4 District. Mr. Massey seconded.

Motion to approve carried 5-0.

RED BLUFF RITA
1110 CHAPEL STREET
WAIVE SECTION 4.2

Petition 3 requested withdrawal of their petition.

Motion was made by Mr. Shugrue to approve the withdrawal of the petition to waive one sideyard of 12 ft. to 4.1 ft. and maximum building coverage of 20% to 27.9% in order to construct an addition on property located in an RS-3 District. Mr. Massey seconded.

Motion to withdraw carried 5-0.
On a motion by Mr. Shugrue and seconded by Mr. Dempsey, Petition 4 was taken off the table. Voting on this petition: Mr. Fredette, Mr. Shugrue, Mr. Massey, Mr. Dempsey, and Mr. Grega.

Motion to approve the petition to waive front setback of 20 ft. to 17.1 ft.; one sideyard of 10 ft. to 0.9 ft. and maximum building coverage of 25% to 29.9% in order to construct additions on property located in an RS-4 District was made by Mr. Grega, seconded by Mr. Dempsey.

Motion to approve carried on a vote of 5-0.

Motion was made by Mr. Florek to take Petition 5 off the table; Mr. Shugrue seconded. Voting on this petition: Mr. Fredette, Mr. Shugrue, Mr. Florek, and Mr. Grega.

Motion to approve modified setback to 10.5 ft. was made by Mr. Shugrue and seconded by Mr. Florek to construct an enclosed porch on property located in an RS-3 District. Mr. Lorentson noted that there is no need for a coverage variance with the reduced addition.

Motion to approve carried on a vote of 4-0.

2. APPROVAL OF MINUTES

Mr. Secskas made a motion to approve, seconded by Mr. Shugrue, the minutes of the December 7, 2010 Administrative meeting. Motion carried 5-0.

3. C.A.M. SITE PLAN REVIEW – none

4. MEMBERS CONCERNS/COMMENTS - none

5. ADJOURNMENT

Upon motion by Mr. Massey and seconded by Mr. Shugrue, the Board of Zoning Appeals meeting adjourned at 9:23 p.m. Tuesday, January 4, 2011.

NEXT MEETING: TUESDAY, FEBRUARY 1, 2011 at 7:00 P.M. for a Public Hearing.

Respectfully submitted,

Deborah Baran
Recording Secretary
The Stratford Planning Commission held their annual organizational meeting on Tuesday evening, January 4, 2011 in Council Chambers, Town Hall at 7:04 p.m.

REGULAR MEMBERS PRESENT: Mr. Fredette, Mr. Shugrue, Mr. Massey, Mr. Dempsey
REGULAR MEMBERS ABSENT: Mr. McCabe
ALTERNATES PRESENT: Mr. Grega, Mr. Florek, Mr. Secskas
ALSO PRESENT: Gary Lorentson (Planning & Zoning Administrator)

Gary Lorentson, Secretary, called the Organizational Meeting of the Zoning Board of Appeals for 2011 to order at 7:04 P.M. and noted that the first order of business would be the election of a Chairman. He asked for nominations for Chairman. Mr. Massey nominated Mr. Fredette for Chairman and was seconded by Mr. Dempsey; there were no further nominations. The Board closed the nominations.

Mr. Fredette was re-elected Chairman for 2011 on a 4-0 vote.

Chairman Fredette announced that the next order of business was the election of a Vice-Chairman. Mr. Shugrue nominated Mr. McCabe and was seconded by Mr. Dempsey. Mr. Dempsey nominated Mr. Massey and was seconded by Mr. Massey. There were no further nominations, and the Board closed the nominations.

Mr. Massey was elected Vice-Chairman for the year 2011 on a 3-1 vote with Mr. Fredette, Mr. Dempsey and Mr. Massey in favor.

The Chairman then accepted nominations for Secretary. Mr. Shugrue nominated Mr. Lorentson, seconded by Mr. Massey; there were no further nominations.

Mr. Lorentson was elected Secretary for the year 2011.

Mr. Massey made a motion to approve the rules of order and was seconded by Mr. Shugrue. The rules of order were approved on a 5-0 vote.

On a motion by Mr. Dempsey and seconded by Mr. Massey, the organizational meeting was adjourned at 7:10 P.M.