



Stratford, Connecticut

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## MINUTES OF MEETING

THE STRATFORD TOWN COUNCIL CONDUCTED A REGULARLY SCHEDULED MEETING ON MONDAY, JANUARY 8, 2018 IN COUNCIL CHAMBERS OF TOWN HALL, 2725 MAIN STREET, STRATFORD, CT PURSUANT TO NOTICE DULY POSTED.

CALL TO ORDER 8:00 p.m.

PRESIDING: Council Chairman James Connor

COUNCIL MEMBERS IN ATTENDANCE: Mr. Chris Pia, Mr. Ron Tichy, Mr. Wali Kadeem, Mr. Dave Harden, Mr. Greg Cann, Mr. Ken Poisson, Mr. Bill Perillo, Mr. James Connor, Mr. Bill O'Brien, Ms. Laura Dancho.

OTHERS IN ATTENDANCE: Town Attorney Chris Hodgson, Assts. to the Town Attorney John Florek, Bruce Jackson, Thomas G. Cotter, and Brian LeClerc, Mayor Laura Hoydick, Chief of Staff Mike Downes, CAO Chris Tymniak, Finance Director J. Wahlberg, Constituent Services and Outreach Coordinator Christopher Bandecchi, Health Director Andrea Boissevain, Conservation Administrator Christina Batoh, Economic Development Director Mary Dean, Director of Human Resources Ron Ing.

INVOCATION AND PLEDGE OF ALLEGIANCE — led by Councilman Chris Pia, district one.

**1. APPROVAL OF MINUTES** — Regularly scheduled meeting of December 11, and special meeting of December 18, 2017.

RESOLVED: That the reading of the foregoing minutes be dispensed with as copies thereof have been previously provided to each Council Member and the same be and are hereby approved.

A MOTION WAS MADE BY MR. TICHY, SECONDED BY MR. KADEEM TO APPROVE THE FOREGOING MINUTES. MR. CANN MOTIONED TO AMEND THE MINUTES OF DECEMBER 18 TO REFLECT INCLUDING THE NAME OF COUNCILMAN PERILLO TO THE ATTENDANCE ROSTER, SECONDED BY MS. DANCHO. THE MOTION TO AMEND PASSED 10 TO 0. THE MINUTES WERE APPROVED 10 TO 0 AS AMENDED.

**2. CEREMONIAL PRESENTATIONS AND AWARDS** — None

### **3. COMMUNICATIONS, BILLS, PETITIONS, REMONSTRANCES**

#### **3.1 LETTERS OF RESIGNATION** re: Stratford Housing Authority

A. from Thomas J. Malloy Dated Nov. 6, 2017

RESOLVED: that the resignation of Thomas J. Malloy from the Stratford Housing Authority be and is hereby accepted.

A MOTION WAS MADE BY MR. O'BRIEN, SECONDED BY MR. PERILLO TO ACCEPT THE RESIGNATION OF THOMAS J. MALLOY. THE MOTION PASSED 10 TO 0.

B. From Evelyn Garofolo dated Nov. 9, 2017

RESOLVED: that the resignation of Evelyn Garofolo from the Stratford Housing Authority be and is hereby accepted.

A MOTION WAS MADE BY MR. TICHY, SECONDED BY MR. PERILLO TO ACCEPT THE RESIGNATION OF EVELYN GAROFOLO. THE MOTION PASSED 10 TO 0.

### **4. MAYOR'S REPORT, COMMITTEE REPORTS, TOWN ATTORNEY'S REPORTS**

#### **4.1 MAYOR'S REPORT** Mayor Hoydick reported on the following:

- Complete Streets grant awarded to the Town
- Christopher Hodgson has been reappointed Town Attorney
- Budget process for 2018-2019 has begun.
- Winter Storm update, locations for warming stations
- Stratford Army Engine Plant update and progress
- Urban Action Grant for application for Route 110 near Sikorsky aircraft

Questions were posed to Mayor Hoydick re: CEP/CIP, enforcement for alternate side of the street parking during snow storms, towing of autos during snow storms, dredging of the Housatonic River.

##### **4.1.1 APPOINTMENTS** — Town Attorney as above cited.

#### **4.2 COMMITTEE REPORTS**

**4.2.1 BUILDING NEEDS COMMITTEE** — The following was referred to Town Council for approval with favorable recommendation from the Building Needs Committee meeting of Dec. 18, 2017:

A. COR #031 in the amount of \$43,801 for RFIs 66, 81 CMU Details at Stairwells

B. Turner change order requests:

- COR #027 in the amount of \$18,658 for Bulletin 5 Added Sanitary Manhole at King Street
- COR #028 in the amount of \$3,323 for RFI 99

- COR #029 credit to the Town in the amount of \$19,423 for faucets and gas turrets
- COR #030 in the amount of \$14,906 for Bulletin 3 Commissioning Agent comments
- COR #032 in the amount of \$713 for Bulletin 7.1 First Floor MEP Coordination Updates
- COR # 033 in the amount of \$10,530 for Bulletin 8 First Floor Health Suite Updates
- COR #034 in the amount of \$10,123 for Bulletin 9 Fire Rating of Shaft Structure

RESOLVED: that the foregoing change orders, COR#31 in the amount of \$43,801, COR #027 in the amount of \$18,658, COR #028 in the amount of \$3,323, COR #029 credit to the Town in the amount of \$19,423, COR #030 in the amount of \$14,906, COR #032 in the amount of \$713, COR # 033 in the amount of \$10,530, COR # 034 in the amount of \$10,123 be and are hereby approved.

A MOTION WAS MADE BY MR. POISSON, SECONDED BY MR. CANN TO APPROVE THE FORGOING CHANGE ORDERS. Questions were posed to Mr. Llewelyn, Chairman of the Stratford High School Renovations Subcommittee, re: planned and unplanned expenditures as part of the construction budget. THE MOTION TO APPROVE PASSED 10 TO 0.

#### 4.3 TOWN ATTORNEY'S REPORT

Mr. LeClerc reported on: appeals case, a police vehicle that was totaled, a sidewalk fall case was withdrawn, alleged assault in a school.

4.3.1 QUESTIONS TO THE TOWN ATTORNEY — No questions.

**5. QUESTIONS TO MAYOR OR STAFF** — Cited in Mayor's report.

#### **6. UNFINISHED BUSINESS and/or OLD BUSINESS**

6.1 SAEP (continuing item) — Cited in Mayor's report

#### 6.2 TABLED ITEMS

6.2.1. Approval of the revised fee schedule for the office of Planning and Zoning — referred from the Zoning Commission meeting of Nov. 14, 2017 with favorable recommendation. *Placed on the table during special Council meeting of Dec. 18, 2017. (Appended as pages 12-14).*

#### REVISED FEES FOR THE OFFICE OF PLANNING AND ZONING (#18-01)

RESOLVED: that the first reading of the above entitled Ordinance be and is hereby dispensed with as copies thereof have been previously furnished to each member of the Town Council, and

that the same be adopted as a first reading and referred to the Ordinance Committee for a public hearing.

A MOTION WAS MADE BY MR. PIA, SECONDED BY MR. HARDEN TO TAKE THE FOREGOING ITEM OFF THE TABLE. THE MOTION PASSED 10 TO 0. A MOTION WAS MADE BY MR. PIA, SECONDED BY MS. DANCHO TO REFER THE FOREGOING ORDINANCE TO ORDINANCE COMMITTEE FOR A PUBLIC HEARING. THE MOTION PASSED 10 TO 0.

6.2.2 COST OF DOG PARK - \$15,000.00 is set aside from CIP 2017. *TABLED DURING COUNCIL MEETING OF JULY 11, 2016.* — ACTION NOT TAKEN.

RESOLVED: that the recommendation of the Parks and Recreation Committee is accepted and that setting aside \$15,000.00 from CIP 2017 for the Dog Park be and is hereby approved.

6.2.3 ~~CENTER SCHOOL~~ — ~~RESOLUTION~~ — (*tabled July 11, 2016*)

Sponsored by the Stratford Town Council

~~Whereas, the Town Council has the power to authorize the demolition of a town building;~~  
~~Whereas, the demolition of a school has long-lasting implications on educational opportunities for the town's population;~~

~~Whereas, the number of building permits has increased in Stratford;~~

~~Whereas, the physical use of the center of Stratford has long-lasting implications on the town's reputation;~~

~~Now, therefore, be it resolved by the Stratford Town Council: That the path to demolition of 55 Sutton Place 1000 East Broadway, aka the new Center School, be stopped, stop phase 3 testing, further, a study will be conducted to determine the cost of returning the building to use as a school.~~

A MOTION WAS MADE BY MR. CANN, SECONDED BY MR. HARDEN TO STRIKE THE FOREGOING ITEM FROM THE AGENDA. THE MOTION PASSED 10 TO 0.

### 6.3 TABLED ORDINANCES AND RESOLUTIONS

6.3.1 TABLED CEP/CIP ORDINANCES — *Tabled during Council Meeting of June 12, 2107.* ACTION NOT TAKEN FOR ITEMS A., B., C., AND D. BELOW.

A. AN ORDINANCE APPROPRIATING \$12,510,500 FOR VARIOUS PUBLIC IMPROVEMENTS IN THE CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2017-2018 (#17-05)

B. AN ORDINANCE AUTHORIZING THE ISSUANCE OF \$12,510,500 BONDS OF THE TOWN TO MEET THE APPROPRIATION FOR VARIOUS PUBLIC IMPROVEMENTS IN THE CAPITAL IMPROVEMENT PROGRAM FOR FISCAL

YEAR 2017-2018 AND PENDING ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE (#17-06)

- C. AN ORDINANCE APPROPRIATING \$3,517.130 FOR VARIOUS PUBLIC IMPROVEMENTS IN THE CAPITAL EQUIPMENT PROGRAM FOR FISCAL YEAR 2017-2018 (#17-07)
- D. AN ORDINANCE AUTHORIZING THE ISSUANCE OF \$3,517.130 BONDS OF THE TOWN TO MEET THE APPROPRIATION FOR VARIOUS PUBLIC IMPROVEMENTS IN THE CAPITAL EQUIPMENT PROGRAM FOR FISCAL YEAR 2017-2018 AND PENDING ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE (#17-08)

6.4 TABLED APPOINTMENTS

6.4.1 ARTS COMMISSION, Alternate members – 3-year terms, appointed by Council

- A. RESOLVED: that LOUIS DECILIO of 160 TIMBER RIDGE ROAD- be and is hereby appointed an alternate member of the Arts Commission. (term of Louis DeCilio expired March 10, 2017)

A MOTION WAS MADE BY MR. PIA SECONDED BY MR. HARDEN TO TAKE THE FOREGOING APPOINTMENT OFF THE TABLE. THE MOTION PASSED 10 TO 0. A MOTION WAS MADE BY MR. PIA, SECONDED BY MR. TICHY TO REAPPOINT LOUIS DECILIO TO THE ARTS COMMISSION AS AN ALTERNATE MEMBER. THE MOTION PASSED 10 TO 0.

- B. RESOLVED: that DEBORAH GILBERT TAYLOR of 320 KEATING DRIVE- be and is hereby appointed an alternate member of the Arts Commission. (term of Katherine DeCrezenzo expired August 12, 2017)

A MOTION WAS MADE BY MR. PERILLO SECONDED BY MR. KADEEM TO TAKE THE FOREGOING APPOINTMENT OFF THE TABLE. THE MOTION PASSED 10 TO 0. A MOTION WAS MADE BY MR. PERILLO, SECONDED BY MS. DANCHO TO APPOINT DEBORAH GILBERT TAYLOR TO THE ARTS COMMISSION AS AN ALTERNATE MEMBER. THE MOTION PASSED 10 TO 0.

6.4.2 WATERFRONT & HARBOR MANAGEMENT COMMISSION, alternate member — § 210-3 of Town Code, 5-year term — *REMAINED ON THE TABLE*.

- RESOLVED: that \_\_\_\_\_ of \_\_\_\_\_ - be and is hereby appointed an alternate member of the Waterfront Harbor Management Commission. [term of Reese Mitchell (resigned) will expire on May 31, 2021]

6.4.3 INLAND WETLANDS AND WATERCOURSES COMMISSION — 4-year term, appointed by COUNCIL CHAIRMAN, Town code §217-4A — *REMAINED ON THE TABLE*.

RESOLVED: that \_\_\_\_\_ of \_\_\_\_\_ - be and is hereby appointed a member of the Inland Wetlands and Watercourses Commission. (term of Albert Schlager expired Sept. 9, 2017)

6.4.4 BOARD OF ZONING APPEALS, ALTERNATE MEMBER – 4-year term of office — *REMAINED ON THE TABLE.*

RESOLVED: that \_\_\_\_\_ of \_\_\_\_\_ - be and is hereby appointed an alternate member of the Board of Zoning Appeals. (term of Richard Fredette expired January 1, 2017)

## **7. ORDINANCES AND RESOLUTIONS**

### **7.1 CENTER SCHOOL REMEDIATION GRANT, 55 SUTTON AVENUE, RESOLUTION**

Sponsored by:

WHEREAS, it was previously resolved that the Stratford Town Council may enter into with and deliver to the STATE OF CONNECTICUT DEPARTMENT ECONOMIC AND COMMUNITY DEVELOPMENT the Assistance Agreement and all other documents deemed necessary to obtain state financial assistance (the “Brownfield Grant Funds”) in the total amount of \$1,250,000.00 (the “Transaction Documents”). It was further resolved that John A. Harkins, as the Mayor of the Town of Stratford, was authorized and directed to execute and deliver the Transaction Documents on behalf of the Town of Stratford and to do and perform all acts and things deemed necessary or appropriate to carry out the terms of the Transaction Documents, including, but not limited to, executing and delivering all agreements and documents contemplated by such Transaction Documents.

Now, be it RESOLVED that the Stratford Town Council does hereby authorize and direct that the Brownfield Grant Funds obtained by the Town of Stratford be utilized to remediate, abate and completely demolish the structure known as Center School located on Sutton Avenue, in addition to any and all other actions within the scope of the Transaction Documents or otherwise necessary to complete remediation and demolition of the aforementioned property, said actions not to be in violation of the relevant portions of the Connecticut General Statutes.

A MOTION WAS MADE BY MR. PIA, SECONDED BY MR. HARDEN TO APPROVE THE FOREGOING RESOLUTION. Ms. Batoh, Conservation Administrator, was called to the podium. Questions were posed to Ms. Batoh. THE MOTION TO APPROVE PASSED WITH 8 IN FAVOR AND 2 OPPOSED.

### **7.2 PUBLIC HEALTH EMERGENCY PREPAREDNESS**

Sponsored by:

WHEREAS, the **YALE NEW HAVEN HEALTH SYSTEM CORP.** is authorized and has made funds available in the amount of \$ 36,346.00 to extend financial assistance to municipalities in the form of grants; and,

**WHEREAS**, funds under this grant will be used to implement a *Town of Stratford Public Health Emergency Preparedness Plan*, the continuous development of regional emergency preparedness plans, and the continued development of the MRC team for Mass Dispensing Area 12 (Stratford, Trumbull, and Monroe)

**WHEREAS**, it is both desirable and in the public interest that the *Town of Stratford* execute a grant agreement with **YALE NEW HAVEN HEALTH SYSTEM CORP.** to accept funding in connection with this project.

**NOW THEREFORE, BE IT RESOLVED BY THE Town Council:**

1. That it is cognizant of the *Town of Stratford* grant application and contract with **YALE NEW HAVEN HEALTH SYSTEM CORP.** for funds in the amount of \$ 36,346.00 to implement a community level *Public Health Emergency Preparedness Plan* and for the continuous development of regional emergency preparedness plans.
2. That it hereby authorizes, directs and empowers the mayor or his/her designee to execute and deliver such application (including amendments to, or rescission of such agreement), and any and all related documents necessary to apply for and obtain funding from the **YALE NEW HAVEN HEALTH SYSTEM CORP.** in the name of and on behalf of the *Town of Stratford*, for the continuous development of regional emergency preparedness plans, and to provide such additional information to execute all other contracts and documents as maybe necessary under this program.

A MOTION WAS MADE BY MS. DANCHO, SECONDED BY MR. KADEEM TO APPROVE THE FOREGOING RESOLUTION. Ms. Boissevain, Director of Health, was called to the podium. Questions were posed to Ms. Boissevain. THE MOTION TO APPROVE PASSED 10 TO 0.

7.3 AMENDMENT TO CHAPTER 161: PROPERTY MAINTENANCE ARTICLE I ANTIBLIGHT PROGRAM

Sponsored by: Councilman James Connor, Council Chairman

Resolved: That the definition of Blight Enforcement Officer in Section 161-2 of the Town Code be amended as follows:

The position is established within the Town. The Blight Enforcement Officer shall serve as assigned by the Mayor.

RESOLVED: that the first reading of the above entitled Ordinance be and is hereby dispensed with as copies thereof have been previously furnished to each member of the Town Council, and

that the same be adopted as a first reading and referred to the Ordinance Committee for a public hearing.

A MOTION WAS MADE BY MR. PIA, SECONDED BY MS. DANCHO TO REFER THE FOREGOING ORDINANCE TO ORDINANCE COMMITTEE FOR A PUBLIC HEARING. Upon discussion, MR. POISSON CALLED THE QUESTION WHICH WAS SECONDED BY MR. HARDEN. THE MOTION TO CALL PASSED WITH 9 IN FAVOR AND ONE OPPOSED. THE MOTION TO REFER TO ORDINANCE COMMITTEE PASSED WITH 9 IN FAVOR AND ONE, MR. CANN, OPPOSED.

#### 7.4 AUTHORIZING RESOLUTION OF THE TOWN OF STRATFORD TOWN COUNCIL CERTIFICATION:

RESOLVED, that the Town of Stratford Town Council may enter into with and deliver to the State of Connecticut Division of Emergency Management and Homeland Security, Department of Emergency Services and Public Protection any and all documents which it deems to be necessary or appropriate; and

FURTHER RESOLVED, that Laura R. Hoydick, as Mayor of The Town of Stratford, is authorized and directed to execute and deliver any and all documents on behalf of the Town of Stratford and to do and perform all acts and things which he/she deems to be necessary or appropriate to carry out the terms of such documents, including, but not limited to, executing and delivering all agreements and documents contemplated by such documents.

The undersigned (Town Clerk) further certifies that Laura R. Hoydick now holds the office of Mayor and that he has held that office since December 11, 2017.

A MOTION WAS MADE BY MR. HARDEN, SECONDED BY MR. PIA TO APPROVE THE FOREGOING RESOLUTION. THE MOTION PASSED 10 TO 0.

### 8. NEW BUSINESS

#### 8.1 APPOINTMENTS

##### 8.1.1 APPOINTMENT OF COUNCIL CLERK

RESOLVED: that MARGARET S. PAQUETTE of 40 CALIFORNIA STREET be and hereby is appointed Council Clerk, effective January 9, 2018, at a salary outlined in grade 5, step 6 of the current Employee salary schedule and that the current Council Clerk, CAROL CABRAL, be retained as a Special Assistant until February 2, 2018 at her present salary in order to assist in the transition of the office.

A MOTION WAS MADE BY MR. PIA, SECONDED BY MS. DANCHO TO APPROVE THE FOREGOING APPOINTMENT. THE MOTION PASSED 10 TO 0.

##### 8.1.2 COMMITTEE APPOINTMENTS — terms concurrent with Town Council (2 years)



<u>COMMITTEE</u>	<u>CHAIRMAN/MEMBER(S)</u>
Beautification Committee	11 electorate members, 4 alternates
Board of Education Liaison Committee	4 Council members 3 Bd. of Ed. Members (selected by Bd. of Ed.)
Boothe Park Commission	<i>Per Ordinance</i> — Eighth District Council member James Connor (R), Council Member (D)
Building Needs Committee	Council Members (4): Electorate Members (5): 2 Bd. of Ed. Members (selected by Bd. of Ed.)
Community Development Subcommittee of the Economic Development Commission	Council Member (3)
Conservation Commission	1 Council Member Designee per Ordinance
Economic Development Commission Exofficio § 1-4 B— charter	Council Chairman or designee Council member of opposing party
EMS Funding Committee	Council members: 1 (R) 1 (D)
Finance and Claims Committee	Currently 5 Council members
Financial Advisory Committee	Currently 3 electorate members
Longbrook Park Commission <i>Chair (dist. 2) and Vice Chair (dist. 7) per Ordinance</i>	Council Member Ron Tichy (R) — Chairman Council Member Bill Perillo (R) — Vice Chair Council member of the opposing party
Parks and Recreation Committee § 7-9 of code	Council members — 2 (R and D) electorate members — 7 Alternates — 2 (one R and one D)
Public Safety Committee	Council members — 4 Also 4 electorate members
Public Works Committee	Council Members (6) Chairman
Roosevelt Forest Commission	<i>Per Ordinance</i> Council Member district 9 – B. O’Brien
Short Beach Commission	<i>Per Ordinance</i> Chris Pia (R), Council Member (D)
Tax Partnership Screening Committee <i>Per Ordinance § 191-10 B:</i>	Three (3) Council members apptd by Council Chairman

A MOTION WAS MADE BY MR. PIA SECONDED BY MR. KADEEM TO PLACE THE FOREGOING APPOINTMENTS ON THE TABLE. THE MOTION PASSED 10 TO 0.

8.1.3 BOARD OF ZONING APPEALS, ALTERNATE MEMBER – 4-year term of office. —

RESOLVED: that \_\_\_\_\_ of \_\_\_\_\_ - be and is hereby appointed an alternate member of the Board of Zoning Appeals. (term of Thomas Grega expired January 1, 2018)

8.1.4 COMMISSION ON AGING — 3-year terms appointed by Council per §7-4, Art II of Town code.

- A. RESOLVED: that \_\_\_\_\_ of \_\_\_\_\_ - be and is hereby appointed a member of the Commission on Aging. (term of Carl Glad expired Nov. 30, 2017)
- B. RESOLVED: that \_\_\_\_\_ of \_\_\_\_\_ - be and is hereby appointed a member of the Commission on Aging. (term of Kathy Fagella expired Nov. 30, 2017)

A MOTION WAS MADE BY MR. POISSON, SECONDED BY MR. KADEEM TO PLACE FOREGOING APPOINTMENTS, 8.1.3 AND 8.1.4 A. AND B., ON THE TABLE. THE MOTION PASSED 10 TO 0.

8.1.5 LIBRARY ASSOCIATION — 3-year term, appointed by Council

- A. RESOLVED: that FREDERICK STREETS of 602 NICHOLS AVENUE- be and is hereby appointed a member of the Library Association. (term of Frederick Streets expired Dec. 31, 2017)
- B. RESOLVED: that BARBARA POISSON of 2725 MAIN STREET - be and is hereby appointed member of the Library Association. (term of Barbara Poisson expired Dec. 31, 2017)
- C. RESOLVED: that MICHAEL J. ALOI of 300 HARVEST RIDGE- be and is hereby appointed a member of the Library Association. (term of Michael J. Aloï expired Dec. 31, 2017)
- D. RESOLVED: that DEBORAH M. PERMAN of 460 PRAYER SPRING ROAD- be and is hereby appointed a member of the Library Association. (term of Deborah M. Perman expired Dec. 31, 2017)
- E. RESOLVED: that TONY SMITH of 906 BROAD STREET- be and is hereby appointed a member of the Library Association. (term of Tony Smith expired Dec. 31, 2017)

A MOTION WAS MADE BY MR. POISSON, SECONDED BY MR. PIA TO REAPPOINT FREDERICK STREETS TO POSITION A., BARBARA POISSON TO POSITION B., MICHAEL J. ALOI TO POSITION C., DEBORAH M. PERMAN TO POSITION D., AND TONY SMITH TO POSITION E. THE MOTION PASSED 10 TO 0.

8.1.6 PLANNING COMMISSION, Alternate Member — 4-year term of office

RESOLVED: that \_\_\_\_\_ of \_\_\_\_\_ - be and is hereby appointed an alternate member of the Planning Commission. (term of Jennifer Tremesani expires Jan. 2018)

A MOTION WAS MADE BY MR. POISSON, SECONDED BY MR. KADEEM TO PLACE THE FOREGOING PLANNING COMMISSION APPOINTMENT ON THE TABLE. THE MOTION PASSED 10 TO 0.

8.1.7 ZONING COMMISSION, Alternate Member, 3-year term of office

RESOLVED: that \_\_\_\_\_ of \_\_\_\_\_ - be and is hereby appointed an alternate member of the Zoning Commission. (term of Gavin Forrester expired Jan., 2018)

A MOTION WAS MADE BY MR. PIA, SECONDED BY MR. KADEEM TO PLACE THE FOREGOING ZONING COMMISSION APPOINTMENT ON THE TABLE. THE MOTION PASSED 10 TO 0.

**9. ADJOURNMENT**— Hearing no other business, Chairman Connor entertained a motion to adjourn. ON A MOTION MADE BY MR. KADEEM, SECONDED BY MR. HARDEN, IT WAS VOTED UNANIMOUSLY TO ADJOURN THE MEETING AT 8:54 p.m.

ATTEST: *Carol Cabral*  
Carol Cabral, Council Clerk

**Adopted Fee Schedule  
Planning & Zoning Office  
Approved by Zoning Commission 11/14/2017**

**Stratford, CT**

Effective 11/14/2017

<b>I. <u>Planning Commission</u></b>	Fee.
1) Subdivisions/Resubdivisions	\$175/lot – min. \$800*
2) Subdivision Inspection Fee	Amount to be computed by the Town Engineer, equal to 5% of the estimated cost of public improvements as required by the Commission, payable prior to the endorsement of the final record map.
3) Subdivision Regulation Amendment	\$775
4) Subdivision Regulations	\$10
5) Plan of Development	\$30
<b>II. <u>Zoning Commission</u></b>	
<p>In addition to the following fees, the Commission may require additional technical assistance in evaluating an application submitted, or a modification to an application, if it finds that the nature and intensity of development may have a significant impact on the site and its surrounding areas and that Town staff will not be able to complete a technical review of an application in the time period prescribed by State Statute or that the expertise required to review the application is outside that of Town staff. The expense of the additional technical assistance shall be estimated by the Commission, based on a preliminary estimate prepared by a qualified party or expert, and the estimated cost of reviewing the application times one hundred-fifty percent (150%) shall be paid by the applicant and deposited with the Commission or its designated agent. Such deposit shall be made prior to review of the application.</p> <p>Upon completion of the technical review and final action by the Commission on the application, the Town shall determine the costs incurred for the review and refund the excess monies to the applicant. Applicants shall not be responsible for costs incurred for technical assistance which exceed one hundred-fifty percent (150%) of the Commission’s estimate.</p>	
1) Zone change	\$775
2) Zone Amendment	\$775
3) Special Case/ <i>Applications Pursuant to 8-30(g) of CGS</i>	
a) 0-2,000 sq. ft. Bldg. Size (base fee)	\$360*
b) 2,001 -10,000 – sq. ft. Bldg. Size (base fee)	\$560
c) 10,001-25,000 sq. ft. (base fee)	\$760
d) over 25,000 sq. ft. (base fee)	\$960
1) multifamily res (more than 2 units) **	\$150 per unit (additional to base fee)
4) Coastal Site Plan	
a) Residential lot	\$300*
b) Residential subdivision, multi family (more than 2 units)	\$50 per unit, min \$360*
c) Commercial/Industrial	\$400*
5) Liquor Application	\$350

6) Sediment/Erosion Application	
a) Residential lot	\$50
b) Residential subdivision, multi family (more than 2 units)	\$25/acre – min. \$100
c) Commercial/Industrial lot	\$30/acre – min. \$100
d) Commercial/Industrial Subdivision	\$50/acre – min. \$200
7) Permit Fees	
a) New residential units	\$210*
b) Residential Additions (Additions, decks or sheds 100 sq. ft. or greater, garages, carports, elevating residences, dormers, in-ground pools)	\$160
c) Small Residential Additions (Additions, decks or sheds under 100 sq. ft., above-ground pools)	125*
d) Residential Alterations (remodeling, repair, stairs, siding, antennas)	\$105*
e) Commercial/Industrial new construction	\$4/100 sq. ft. plus \$60-min. \$360
f) Commercial/Industrial Alterations	\$0 - 3,000 sq. ft. - \$160* over 3,000 sq. ft. - \$260*
g) Signs	\$115*-one sign /\$165* more than one sign
h) Reroof	
Residential	\$60
Commercial	\$105
8) Letter of Zoning Compliance	
a) Residential – one family, Rebuild letter	\$60
b) Commercial, multi fam, afford housing	\$95
9) Accessory Apartment Application	\$360
10) Zoning Map	\$10
11) Zoning Regulations inc. Town Plan of Development	\$30
12) Motor Vehicle Locations	
a) Gas stations	\$460
b) New & Used Car Dealership	\$460
c) General & Limited Repair	\$460
13) Map Changes	
a) First cut division of land	\$150
b) Lot Line revision	\$ 75
14) Public Hearing Continuance (Applicant Initiated) ****	\$250
15) Fence Permits	\$ 35
16) Initial Liquor Permit Signoff – State Application	\$110*
17) Liquor Permit Renewal Signoff – State Application	\$65
18) Outdoor Seating Permit	
Initial Application	\$110
Yearly Renewal Application	\$25
19) Yearly Towing Facility Inspection Fee	\$85
20) Archive Retrieval/Research fee	\$10 deposit (to be returned to

	applicant)
21) Tent Permit	
Residential	\$125*
Commercial	\$160*
22) Special Events Permit (carnivals, concerts, etc.)	\$50
<b>III. Board of Zoning Appeals</b> (Effective 5/9/17)	
1. Variance Application	
a) Residential	\$320*
b) Commercial/Industrial	\$520*
2. Appeal from ZEO	
	\$375

\*Includes a \$60 surcharge payable to the State DEP required under

\*\*Includes any residential site plan submitted in conjunction with any Zoning Amendment or Zone Change.

\*\*\* Any item for which a legal notice has been published for public hearing that is requested to be postponed or continued (and deferral granted) by the Board or Commission is subject to the additional fee except if the Board or Commission determines that the deferral is in the best interest of the Town. Examples of when the fee would not need to be paid would include but not be limited to:

- 1) When there are only four members of the Board or Commission on a vote;
- 2) When the Board or Commission wishes to obtain additional comments from a Town department or has additional questions of the applicant.