

PLANNING COMMISSION

Special Meeting

February 19, 2015

The Planning Commission held a special meeting on Thursday, February 19, 2015 in Council Chambers of Stratford Town Hall

Members Present: Mr. Silhavey, Mr. Senft, Mr. Vecsey, Mr. Paul, Mr. Clymer sitting for Ms. Baker

Alternates Present: Mr. Clymer, Mr. Sturmer

Others Present: Gary Lorentson, Planning & Zoning Administrator

Members Absent: Ms. Baker

Call to Order: Chairman Silhavey called the meeting to order at 7:01 p.m.

Approval of Minutes: Mr. Vecsey made a motion to approve the minutes of December 1st Special Meeting, January 20th Organizational, January 20th Regular Meeting, January 29th Special Meeting and January 29th Joint Meeting. The motion was seconded by Mr. Clymer. The motion carried unanimously.

Zoning Referrals: None

C.A.M. Site Plan Review: None

Correspondence: Mr. Lorentson entered into record receipt of correspondence to Steve Nocera from C. Silhavey re: Parking and property improvements to Police Department, Steve Nocera from C. Silhavey re: 8-24 review – sale of 255 Beaver Dam Road, Gary Lorentson from C. Silhavey re: Extension of Moratorium on Medical Marijuana and Tim Bishop from C. Silhavey re: transfer of property interests and/or grant easements WPCA.

Discussion of Town Plan of Conservation & Development – Mr. Lorentson Summarized some of the action steps. He noted the Town has received grant money to work on the coastal resiliency plan. He reviewed the Town Plan of Conservation and Development and will send Commissioners copies of interest. Mr. Paul would like discussion on what is complete, what is being worked on and what needs to be done.

Status of Transit Oriented Development Project – Mr. Lorentson noted there will be a Zoning Commission meeting on February 24th in which the TOD will be discussed. Planning will receive information end of March or beginning of April. Commissioners discussed eminent domain in conjunction with the TOD. Mr. Vecsey questioned if eminent domain purchases would have to go through Planning Commission.

Section 8-24 Review – Sale of Sikorsky Lots on Main Street – Mr. Lorentson reviewed the site map and noted that 7547 Main Street Lots 1 & 4 was previously recommended for sale. He discussed topography of lots 2, 3, 5, and 6 noting they are zoned as residential and have no sewer system. At time of sale, Zoning would require a traffic study to be done. **Mr. Senft made a motion to send to the Town Council with a favorable recommendation the sale of Lots 2, 3, 5 and 6. The motion was seconded by Mr. Vecsey. Mr. Paul made a friendly amendment that no less than 25% of proceeds be allocated to open space. The motion carried unanimously.**

Changes to the Rules of Order – Chairman Silhavey distributed “Rules of Order for Planning Commission of Town of Stratford”. Referring to rule #1, he suggested that provisions be added for electronic notification of meetings and time frame of notifications be reviewed. Chairman Silhavey will have a draft for the next Planning Commission meeting.

Letter from Rose-Tiso Company – Re: Request for extension to record final sub-division map for 42 acre East Campus, Lordship Boulevard – Mr. Lorentson noted in October the Commission approved a three (3) lot sub-division. State law requires a map be recorded by February 11th, 2015. Petitioner is asking for a ninety (90) day extension. **Mr. Vecsey made a motion to grant the petitioner a ninety (90) day extension. The motion was seconded by Mr. Paul. The motion carried unanimously.**

Erosion and Sediment Control Plan – None

Status of Called Bonds – None

Implementation Plans –

- 1) Greenway Project** – Mr. Lorentson informed the Commission that the Mayor has just signed the contract with BSC.

Members Comments/Concerns:

Mr. Paul questioned as to why the petition for cell towers at Longbrook Park was not brought before the Planning Commission being that the cell tower at Oronoque came before this Commission. Chairman Silhavey recused himself from discussion due to a conflict of interest. Mr. Lorentson noted that the Zoning Commission was asking the same question. The only thing that he knows is that it was sent to the State Siting Council. Mr. Lorentson will follow up on procedure.

Next Planning Commission meeting will be on March 17th.

Adjournment: Seeing no other business to discuss, Mr. Paul made a motion to adjourn the meeting at 8:04 p.m. The motion was seconded by Mr. Vecsey. The motion carried unanimously.

Respectfully Submitted,

Gail De Cilio

Recording Secretary