

PLANNING COMMISSION MEETING

March 17, 2015

The Planning Commission held a regular meeting on Tuesday, March 17, 2015 in Room 213 of Stratford Town Hall

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

Alternates Present: Mr. Sturmer, Mr. Clymer

Others Present: Gary Lorentson, Planning & Zoning Administrator, Meghan Sloan, Greater Bridgeport Regional Council

Members Absent: Mr. Paul

Call to Order: Chairman Silhavey called the meeting to order at 7:02 p.m.

Approval of Minutes: Mr. Vecsey made a motion to approve the minutes of the Special Meeting February 19th. The motion was seconded by Mr. Senft. The motion carried unanimously.

Zoning Referrals:

- 1. Repeal Section 3.29 entitled Transit Centered Development and replace it with Section 7A entitled Transit Oriented Development Overlay District** – Mr. Lorentson, referring to the map, noted that currently this is a floating zone. New boundaries are similar to current district which will also include Contract Plating site. He then reviewed the Proposed Stratford TOD Zoning draft and discussed the differences between the floating zone and the overlay zone. Discussion ensued on lot size, density, zoning regulations, building height and parking regulations. Mr. Sturmer has major concerns with the parking. Chairman Silhavey would suggest amending the new parking regulations, keeping the 1.5 parking spaces for two (2) bedroom units and removing the footnote concerning maximum building coverage and height. Mr. Sturmer recommended leaving the TOD parking standards which are now in effect and leaving the medical parking at 6 per 1,000 sq. ft. **Mr. Vecsey made a motion to send this to the Town Council**

with a favorable recommendation including above suggestions and recommendations. The motion was seconded by Mr. Senft. The motion carried 4-1 with Mr. Sturmer in opposition.

- 2. Rezone 1111 Stratford Avenue from a Transit Centered Development (TCD) District to a Commercial (CA) District – Mr. Lorentson discussed the need to rezone 1111 Stratford Avenue noting this is in reference to the Keating Ford development. Mr. Sturmer made a motion to rezone 1111 Stratford Avenue to a Commercial (CA) District. The motion was seconded by Mr. Vecsey. The motion carried unanimously.**

C.A.M. Site Plan Review: None

Correspondence: Mr. Lorentson entered into record letter regarding the Sikorsky lot and email's sent to various agencies regarding Plan of Conservation and Development.

Discussion of Town Plan of Conservation & Development – No Report

Status of Transit Oriented Development Project – No Report

Section 8-24 Review – Purchase of 3704 Main Street – Mr. Lorentson referred to the district location map and noted the Town would like to purchase this property for additional parking for Paradise Green. Mr. Lorentson entered into record letter from the Economic Development Office in favor of this purchase. Commissioners discussed parking spaces and lighting. **Mr. Vecsey made a motion to send purchase of 3704 Main Street to the Town Council with a favorable recommendation. The motion was seconded by Mr Sturmer. The motion carried unanimously.**

Changes to the Rules of Order – Chairman Silhavey has not yet made draft of changes.

Erosion and Sediment Control Plan – None

Status of Called Bonds – None

Implementation Plans –

1) Greenway Project – Mr. Lorentson informed the Commission that he and Mr. Casey met with the consultants who will meet with the Greenway Committee at next meeting.

Members Comments/Concerns: None

Adjournment: Seeing no other business to discuss, Ms. Baker made a motion to adjourn the meeting at 8:48 p.m. The motion was seconded by Mr. Senft. The motion carried unanimously.

Respectfully Submitted,

Gail De Cilio

Recording Secretary