

PLANNING COMMISSION MEETING

May 19, 2015

The Planning Commission held a Public Hearing and Administrative Session on Tuesday, May 19, 2015 in Room 213 of Stratford Town Hall

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

Alternates Present: Mr. Sturmer, Mr. Clymer

Others Present: Gary Lorentson, Planning & Zoning Administrator

Members Absent: Mr. Paul

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

Public Hearing

Arcadia Avenue (Corner of Woodland Avenue) – (Approval of a subdivision containing two (2) lots with waivers of sidewalks and underground utilities in an RS-4 District) – Mr. Lorentson notified the Commissioners that the Public Hearing would have to be postponed until June 16th. **Mr. Vecsey made a motion to postpone the Public Hearing on Arcadia Avenue until June 16th. The motion was seconded by Ms. Baker. The motion carried unanimously.**

Administrative Session

Approval of Minutes – Ms. Baker made a motion to approve the minutes of April 23rd with the correction of Ms. Paul to Mr. Paul. The motion was seconded by Mr. Senft. The motion carried unanimously.

Zoning Referrals: None

C.A.M. Site Plan Review: None

Correspondence: None

Discussion of Town Plan of Conservation & Development – Mr. Lorentson reported he is working on a spread sheet with John Casey of all action steps to be implemented.

Status of Transit Oriented Development Project – No Report

Letter from Bryan Robik – Bond Release for Clinton Avenue Subdivision – Mr. Lorentson reported the bond is presently at \$3,000 for street trees. Trees are all healthy and recommends releasing bond. **Mr. Senft made a motion to release the bond in the amount of \$3,000. The motion was seconded by Mr. Vecsey. The motion carried unanimously.**

Section 8-24 Review – Sale of Portion of Right-of-Way along Huntington Road and Tavern Rock Road – Mr. Lorentson discussed the past approval of the sale of this property and discussed the right-of-way owned by the Town which would add to the piece of property. He recommended selling the property with two (2) stipulations: 1) portion of the sale will go to the Open Space Fund 2) Only single family residences be built on property. Mr. Lorentson noted there are definitely two (2) lots and possibly more. **Ms. Baker made a motion to approve the sale of the right-of-way with the stipulations set forth by the Planning and Zoning Administrator and to send to the Town Council with a favorable recommendation. The motion was seconded by Mr. Vecsey. The motion carried unanimously.**

Changes to the Rules of Order – No Report

Erosion and Sediment Control Plan – None

Status of Called Bonds – None

Implementation Plans –

- 1) **Greenway Project –** Mr. Vecsey reported meeting was held of the Greenway Committee and he has met with the Chamber of Commerce. He described the route of the project and noted there is a map which he will share with the Commissioners.

Members Comments/Concerns: Ms. Baker discussed the 3044 Main Street project and questioned if it would come back before the Planning Commission. Mr. Lorentson reported it had come to Planning because of regulation changes and a change of zone. He discussed the amended plan. Also mentioned that the Post Office is currently using this area for parking.

Adjournment: Seeing no other business to discuss, Mr. Senft made a motion to adjourn the meeting at 7:24 p.m. The motion was seconded by Mr. Vecsey. The motion carried unanimously.

Respectfully Submitted,

Gail De Cilio

Recording Secretary