

## **PLANNING COMMISSION MEETING**

**June 16, 2015**

The Planning Commission held a Public Hearing and Administrative Session on Tuesday, June 16, 2015 in Room 213 of Stratford Town Hall

**Members Present:** Mr. Silhavey, Mr. Senft, Mr. Vecsey, Ms. Baker, Mr. Paul

**Alternates Present:** Mr. Clymer

**Others Present:** Gary Lorentson, Planning & Zoning Administrator

**Members Absent:** None

**Call to Order:** Chairman Silhavey called the Public Hearing to order at 7:00 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)** – Nick Owens, representing the petitioners, submitted Certificates of Mailings, Letter to adjoining property owners, copy of deed, copy of irrevocable trust, tax records, sewer map, assessors map and 1908 surveyor's map. Discussed Town agency comments and noted they are looking for a waiver of a sidewalk and underground utilities.

Resident of 167 Reed Street discussed wetlands adjacent to the property.

Mr. Owens noted wetlands are 50-100' feet away.

Seeing no other members of the public speaking for or against this petition, Mr. Vecsey made a motion to close the petition. The motion was seconded by Mr. Senft. The motion carried unanimously.

### **Administrative Session**

**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)** – Ms. Baker made a motion to take Arcadia Avenue off the table. The motion was seconded by Mr. Senft. The motion carried unanimously.

Mr. Lorentson informed the Commissioners they will be voting on three (3) items:

- 1) Waiver of sidewalks (requires a 4-1 vote)
- 2) Waiver of underground utilities (requires a 4-1 vote)
- 3) Sub-division (requires majority vote)

Mr. Lorentson noted the lots comply with the Zoning regulations. He has discussed plans with John Casey, Town Engineer, who has requested a drainage calculation be provided to his office prior to the map be recorded.

**Mr. Senft made a motion to waive the underground utilities. The motion was seconded by Mr. Paul. The motion carried unanimously.**

**Mr. Vecsey made a motion to waive sidewalks and cost of sidewalks be incorporated into sidewalk fund. The motion was seconded by Ms. Baker. The motion carried unanimously.**

**Mr. Vecsey made a motion to approve the sub-division subject to the receipt of drainage calculations. The motion was seconded by Mr. Paul. The motion carried unanimously.**

**Approval of Minutes** – Ms. Baker made a motion to approve the minutes of May 19th. The motion was seconded by Mr. Vecsey. The motion carried unanimously.

#### **Zoning Referrals:**

**1) Proposed Revisions to the Sign Regulations by Zoning Commission** – Mr. Lorentson referred to the “Proposed Revisions to the Sign Regulations” and reviewed deletions, additions, revisions and sub-sections. Chairman Silhavey discussed grand opening’s of franchise restaurants and signage on the back of buildings. **Mr. Vecsey made a motion to refer the “Proposed Revisions to the Sign Regulations” to the Zoning Commission with a favorable recommendation noting Chairman Silhavey’s comments on illuminated signage on the back of buildings facing residential areas. The motion was seconded by Mr. Paul. The motion carried unanimously.**

**C.A.M. Site Plan Review:** None

**Correspondence:** Mr. Lorentson referred to letter to Tim Bishop in reference to Tavern Rock Road property and distributed and reviewed GRBC Referral Summary Page.

**Discussion of Town Plan of Conservation & Development – No Report**

**Status of Transit Oriented Development Project – No Report**

**Email from Robert Rosati – Bond Reduction for 800 Housatonic Avenue Extension Subdivision** – Mr. Lorentson noted he has not heard from Town Engineer, John Casey. **Mr. Vecsey made a motion to release portion of bond not exceeding \$52,600 pending approval of the Town Engineer, John Casey. The motion was seconded by Mr. Senft. The motion carried unanimously.**

**Section 8-24 Review – Sale of lot on Candlewood Road (Lot 23)** – Mr. Lorentson reviewed Section 8-24 – sale of Candlewood Road to previous owner. **Mr. Paul made a motion to sell Lot 23 Candlewood Road to its previous owner. The motion was seconded by Ms. Baker. 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 noted there was not a meeting this month.

**Members Comments/Concerns:** Mr. Paul questioned as to why the Planning Commission was not involved with the AAA facility proposed on Ferry Boulevard. According to Mr. Lorentson, it was because an amendment to the regulations or change of zone was not needed.

Chairman Silhavey noted there has been good feedback on the benches.

Next meeting July 21<sup>st</sup>.

**Adjournment: Seeing no other business to discuss, Mr. Paul made a motion to adjourn the meeting at 8:07 p.m. The motion was seconded by Mr. Senft. The motion carried unanimously.**

Respectfully Submitted,

Gail De Cilio

Recording Secretary