

PLANNING COMMISSION MEETING

August 18, 2015

The Planning Commission held a meeting on Tuesday, August 18, 2015 in Room 213 of Stratford Town Hall

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

Alternates Present: Mr. Sturmer, Mr. Clymer

Others Present: Gary Lorentson, Planning & Zoning Administrator

Members Absent:

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 July 21, 2015. The motion was seconded by Ms. Baker. The motion carried unanimously.

Zoning Referrals: None

C.A.M. Site Plan Review: None

Correspondence: Mr. Lorentson mentioned the GBRC summary page of actions by other communities. He also mentioned the correspondence signed by the chairman from last month's meeting.

Section 8-24 Review- Portable Classrooms at Nichols School- The Commission discussed the letter from the principal explaining the reason for the portable classrooms and reviewed the site plan. They discussed security issues since the portables are not connected to the school, questioned what is the long range plan for use of the classrooms and how long will the portable classrooms be used. Mr. Paul made a motion to refer comments without any recommendation and requested some answers in response to the Commission's concerns. The motion was seconded by Mr. Vecsey. The motion carried unanimously.

Section 8-24 Review- Portable Classrooms at Eli Whitney School- The Commission discussed the letter from the principal explaining the reason for the portable classrooms and reviewed the site plan. The Commission discussed the same issues and concerns as noted for Nichols School. Mr. Vecsey made a motion

to refer comments without any recommendation and requested some answers in response to the Commission's concerns. The motion was seconded by Mr. Paul. The motion carried unanimously.

Section 8-24 Review- Sale of 576-600 East Broadway- The Commission discussed the letter from the Town Attorney, reviewed the real estate appraisal for the property and discussed the 8-24 review provided by Mr. Lorentson. The Commission agreed that selling the property would help in facilitating the cleanup of the site. Mr. Vecsey made a motion to send a favorable recommendation to sell the property as it was deemed to be in compliance with the POCD. The motion was seconded by Mr. Senft. Mr. Paul requested a friendly amendment to include a recommendation to the Town and Zoning Commission to consider adequate buffers to the adjoining homes during the approval process. Mr. Vecsey and Mr. Senft agreed to the friendly amendment. The motion carried unanimously.

Ms. Baker made a motion to waive the rules to add the sale of 16 Goodwin Place on the agenda. The motion was seconded by Mr. Vecsey. The motion carried unanimously.

Section 8-24 Review- Sale of 16 Goodwin Place- The Commission discussed the letter from the assistant town attorney and reviewed the real estate appraisal and the minutes of the Redevelopment Agency. The Commission felt there was no use of the property for the Town and selling the property would facilitate resolving the blighted issues. Mr. Vecsey made a motion to send a favorable recommendation to sell the property with the recommendation that the structures be demolished and any hazardous material be removed in 6 months as a condition of sale. The motion was seconded by Mr. Paul. The motion carried unanimously.

Discussion of Town Plan of Conservation & Development – The Commission reviewed and discussed the action steps contained in the Plan of Conservation and Development as it related to the Planning Commission. It was agreed to keep the matter on the agenda and continue to discuss at other meetings.

Status of Transit Oriented Development Project – No discussion.

Changes to the Rules of Order – No discussion.

Erosion and Sediment Control Plan – None

Status of Called Bonds – None

Implementation Plans –

- 1) Greenway Project** – Mr. Vecsey stated that the committee met with the BSC Group and there will be a public meeting in about a month.

Members Comments/Concerns:

Adjournment: Seeing no other business to discuss, Mr. Paul made a motion to adjourn the meeting at 8:25 p.m. The motion was seconded by Mr. Senft. The motion carried unanimously.

Respectfully Submitted,

Gary Lorentson

Planning & Zoning Administrator