

PLANNING COMMISSION PUBLIC HEARING AND ADMINISTRATIVE MEETING

November 17, 2015

The Planning Commission held a Public Hearing and Administrative Session on Tuesday, November 17, 2015 in the Council Chambers of Stratford Town Hall

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

Alternates Present: Mr. Clymer for Mr. Paul

Others Present: Gary Lorentson, Planning & Zoning Administrator

Members Absent: Mr. Paul

Call to Order: Chairman Silhavey called the Public Hearing to order at 7:00 p.m.

Public Hearing

207 Grove Street – Petition of Misty Blue, LLC for approval of a subdivision containing four (4) lots with no waivers requested on property located in an RS-4 District – Attorney Barry Knott, representing the petitioner, distributed exhibit packet and submitted Certificates of Mailings. Referring to the exhibit packet, he noted there are twenty-two (22) letters from Lordship residents in favor of the sub-division, fifty-seven (57) letters from residents and taxpayers in the Town of Stratford in favor of the sub-division, assessors' map, photos of property, map of property prepared by Rose Tiso and Company, zoning regulations of the Town of Stratford addressing 3.3.1, letter from Board of Zoning Appeals granting waivers, copy of conservation easement to be recorded in land records which is subject to approval by the Town Engineer and Town Attorney, common driveway and utility easement declaration and agreement which is subject to approval by Town Engineer and Town Attorney, report from Enviro Shield, Land Use Law and Practice referring to 10.7 and 10.8, and email from John Casey to Gary Lorentson.

Attorney Knott discussed comments from Gary Lorentson noting monies will be deposited in the sidewalk fund in lieu of sidewalks, street trees will be planted and discussed the easement for the common driveway. He also referred to correspondence from Mr. & Mrs. Barksdale, 180 Grove Street, and Ms Zwicharewski discussing trees, fill, elevation of homes, erosion during construction and contaminates.

Patrick Rooney, family member, who resides at 137 Grove Street gave the history of the property and distributed letter dated November 17th.

M. Silva, Rose Tiso and Company, Civil Engineer, referred to the site map and reviewed plans. He also referred to the email from John Casey, Town Engineer, sent to Gary Lorentson, Planning and Zoning Administrator, noting Mr. Silva has addressed all issues. He discussed plans, sewerage pump details, flood elevations and WPCA approvals.

B. Kenney, William Kenney & Associates, soil scientist, discussed his involvement with the project and noted he does not feel it will have any impact on coastal resources. Noted it is well inside the tidal wetlands and exceeds the State and Town standards for impervious surfaces.

Chairman Silhavey called for anyone in favor or opposition of the project.

Favor: Attorney Knott requested anyone in favor of the project to stand, at which time numerous audience members stood.

Opposition: Mr. & Mrs. Barksdale, 180 Grove Street, questioned who would maintain the easement and wooded area and felt this project never should have gotten through the Board of Zoning Appeals. Mr. Rimkunas questioned the driveway and elevation.

Attorney Knott noted this would be a private driveway maintained by the homeowners. Driveway would be 15-18' wide.

Mr. Lorentson reiterated that a revised copy of the maps would be needed.

Ms. Baker made a motion to close the Public Hearing at 9:01 p.m. The motion was seconded by Mr. Vecsey. The motion carried unanimously.

Administrative Session

Chairman Silhavey called the Administrative Session to order at 9:09 p.m.

444 Freeman Avenue – Petition of T & W Enterprises, LLC for approval of a subdivision containing two (2) lots with a waiver of underground utilities requested on property located in an RS-4 District – Ms. Baker made a motion to take 444 Freeman Avenue off the table. The motion was seconded by Mr. Senft. The motion carried unanimously. Mr. Clymer recused himself as he was not

present for the public hearing last month. Mr. Lorentson noted that the waiver for underground utilities should be voted on separately. **Mr. Vecsey made a motion to waive the underground utilities. The motion was seconded by Mr. Senft. The motion carried unanimously.**

Commissioners discussed potential sidewalk damage during construction and topography of the property. Mr. Lorentson suggested stipulations to include:

- 1) Compliance with rear lot regulations and Fire Department requirements.
- 2) Driveway must be wide enough to accommodate a fire truck
- 3) Fire detection system in the rear house to Fire Department regulations and requirements
- 4) Adhere to comments by the Town Engineer
- 5) Shall be no significant trees cut within 15' of the property line
- 6) Dead trees, foliage and debris within 15' of the sideyards and 30' of the rear of the property be cut and removed. Possibly requiring services of an arborist

Ms. Baker made a motion to approve 444 Freeman Avenue with the above stipulations put forth by Mr. Lorentson, Planning and Zoning Administrator. The motion was seconded by Mr. Vecsey. The motion carried unanimously.

Approval of Minutes – Mr. Vecsey made a motion to approve the minutes of October 20th. The motion was seconded by Ms. Baker. The motion carried unanimously.

Zoning Referrals: None

C.A.M. Site Plan Review:

- 1) **207 Grove Street** – Left on the table

Correspondence: Mr. Lorentson referred to the Greater Bridgeport Regional Council Referral Summary Page and letter from Chairman Chris Silhavey to Town Attorney, Tim Bishop.

Discussion of Town Plan of Conservation & Development – No Report

Status of Transit Oriented Development Project – No Report

Discussion of Section 5.3 of the Zoning Regulations – No Report

8-24 Review – Sale of Portion of Lot 40/5/6/7 Ketcham Road – Mr. Lorentson discussed residents opposition and Burns Construction Companies withdrawal of the petition. **Mr. Vecsey made a motion to send to the Town Council with an unfavorable recommendation the sale of the portion of the lot 40/5/6/7 Ketcham Road to Burns Construction Company because of inconsistencies with the Plan of Conservation and Development and the Town Ordinance. The motion was seconded by Ms. Baker. The motion carried unanimously.**

8-24 Review – Purchase of wetland/open space, 1260 Elm Street – Mr. Casey, Town Engineer, referred to the site map discussing the introduction of salt water into the wetlands to alleviate mosquito population. **Mr. Vecsey made a motion to send to the Town Council with a favorable recommendation to either purchase or acquire a conservation easement for 1260 Elm Street. The motion was seconded by Mr. Senft. The motion carried unanimously.**

8-24 Review – Adjustments of the row at West Broad Street and Barnum Avenue intersection – Mr. Casey, Town Engineer, referring to the site map discussed the proposal for an exchange of property at this location. **Mr. Silhavey made a motion to send to the Town Council with a favorable recommendation to adopt West Broad Street line adjustment plan of 1683 and 1717 Barnum Avenue as indicated on map for an exchange of property. The motion was seconded by Mr. Senft. The motion carried unanimously.**

8-24 Review – Adjustment of the row at Bruce Avenue and Stratford Avenue Intersection – Mr. Casey, Town Engineer, referring to the site map discussed proposal. **Mr. Silhavey made a motion to send to the Town Council with a favorable recommendation the site line adjustment plan at 2370 Stratford Avenue and Bruce Avenue. The motion was seconded by Ms. Baker. The motion carried unanimously.**

8-24 Review – Stratford High School Renovations – Waiting for further information.

Changes to the Rules of Order – Chairman Silhavey noted there have been questions regarding email notices.

Erosion and Sediment Control Plan – None

Status of Called Bonds – None

Implementation Plans –

1) **Greenway Project – No Report**

Members Comments/Concerns – Chairman Silhavey noted that new member orientation will be held on December 8th.

Mr. Vecsey made a motion to waive the rules in order to adopt the meeting calendar for 2016. Mr. Clymer seconded the motion to waive the rules and adopt the calendar for 2016. The motion carried unanimously.

Commission members expressed their congratulations and regret on the upcoming retirement of Gary Lorentson.

Adjournment: Seeing no other business to discuss, Mr. Senft made a motion to adjourn the meeting at 9:55 p.m. The motion was seconded by Mr. Vecsey. The motion carried unanimously.

Respectfully Submitted,

Gail De Cilio

Recording Secretary