

PLANNING COMMISSION ADMINISTRATIVE MEETING

December 15, 2015

The Planning Commission held an Administrative Session on Tuesday, December 15, 2015 in the Council Chambers of Stratford Town Hall

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

Alternates Present: Mr. Clymer for Mr. Vecsey, Mr. Sturmer

Others Present: Gary Lorentson, Planning & Zoning Administrator

Members Absent: Mr. Vecsey

Call to Order: Chairman Silhavey called the meeting to order at 7:03 p.m.

Members of the Commission and public conducted a moment of silence for Soundkeeper Terry Backer.

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 - Mr. Paul made a motion to take 207 Grove Street off the table. The motion was seconded by Mr. Sturmer. The motion carried unanimously. Mr. Lorentson refreshed the Commissioners on the sub-division plan and noted that the Town Engineer has no remaining issues with the revised plan. He suggested possible stipulations to be included in the approval:

- 1) Comply with sub-division plans as shown in drawing SP-1 – SP-6
- 2) All required easements be approved by the Town Attorneys' office
- 3) Driveway shall remain common for lots 3, 4 and 5
- 4) Location of silt fence shall limit disturbance to trees – no trees shall be removed before, during or after construction beyond silt fence unless dead, diseased or hazard to public safety.
- 5) Comply with fire code regulations in 3.3.1 for rear lots
- 6) Sewer pump system be connected to generator at all times.
- 7) In lieu of sidewalks applicant will contribute to the sidewalk fund.

Mr. Senft made a motion to approve 207 Grove Street with the above stipulations. The motion was seconded by Ms. Baker. The motion carried 4-0 with Mr. Paul abstaining from vote as he did not attend the public hearing.

Approval of Minutes: Ms. Baker made a motion to approve the minutes of November 12th and 17th. The motion was seconded by Mr. Senft. The motion carried unanimously.

Zoning Referrals: None

CAM Site Plan Review:

- 1) 207 Grove Street** – Mr. Lorentson reviewed DEEP comments and recommends approval. **Mr. Senft made a motion to approve 207 Grove Street. The motion was seconded by Ms. Baker. The motion carried 4-0 with Mr. Paul abstaining for the vote.**

Correspondence – Mr. Lorentson referred to the four (4) 8-24 review letters

Discussion of Town Plan of Conservation & Development – None

Status of Transit Oriented Development Project – None

Discussion of Section 5.3 of the Zoning Regulations – None

8-24 Review – Stratford High School Renovations – Paul Antinozzi, architect, and L. Yates, project manager, presented and reviewed power point presentation of the Stratford High School renovations. A. Camillo, from Stantec, discussed curb cuts, parking lots, queuing of buses and parent drop-off locations, plantings, lighting and benches. Noted variances will be needed for building set-back, site coverage and building height. He reviewed the chart of the present and proposed parking and noted construction manager will be responsible for maintaining temporary parking lots. Traffic Impact Study from Stantec dated December 8, 2015 was entered into record.

Chairman Silhavey questioned the status of the State Grants. Mr. Paul questioned if it would be feasible to construct a parking garage. Noted school construction grant does not apply to garages. Commissioners discussed architecture. Mr. Lorentson commented that other sites had been reviewed, Town has done its' due diligence and noted this concept is the best alternative. Mr. Senft noted this project is long overdue but is concerned about the W. Czekaj fitness center. Mr. Sturmer is satisfied with the project. Mr. Paul wants the project to come in on time and within budget. Chairman Silhavey would like to see solar technology utilized and endorses the proposal to keep façade and any

other historic embellishments. **Mr. Paul made a motion to send the Stratford High School renovations to the Town Council with a favorable recommendation. The motion was seconded by Mr. Senft. The motion carried unanimously.**

8-24 Review – Additions and Alterations to the Bunnell Field House – Mr. Poisson distributed the site plan. Mr. Snyder, architect, reviewed the site plan noting expansion of toilet facilities, concession stand, team locker rooms and shared office space. Commissioners discussed heating/cooling system which will be updated with project. **Mr. Senft made a motion to approve additions and alterations to the Bunnell field house in concurrence with the Town Council. The motion was seconded by Mr. Paul. The motion carried unanimously.**

Request for Bond Reduction – Stratford Development East Campus – Mr. Lorentson noted this will be left on the table – Engineering Department investigating sewer construction.

Changes to the Rules of Order – No Report

Erosion & Sediment Control Plan – None

Status of Called Bonds – None

Implementation Plans

A. Greenway Project – No Report

Members Comments/Concerns: Chairman Silhavey thanked Ms. Baker and Mr. Paul for their service on this Commission. Mr. Paul enjoyed working with everyone and noted putting together the 10-Year Plan of Conservation and Development was his most notable accomplishment. Ms. Baker is sad to be leaving but is looking forward to working on another board. Chairman Silhavey congratulated Mr. Lorentson on his retirement. Mr. Paul noted Mr. Lorentson's great knowledge of the Town of Stratford is commendable. All members thanked him for his service. Mr. Lorentson noted it has been a pleasure working with this Commission.

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. Paul. The motion carried unanimously.

Respectfully Submitted,

Gail De Cilio

Recording Secretary