

## PLANNING COMMISSION ADMINISTRATIVE MEETING

February 16, 2016

The Planning Commission held an Administrative Session on Tuesday, February 16, 2016 in Room 213 of Stratford Town Hall

**Members Present:** Mr. Silhavey, Mr. Senft, Mr. Vecsey, Ms. Patusky, Mr. Vigliotti

**Alternates Present:** Mr. Watson

**Others Present:** J. Habansky, Planning & Zoning Administrator, G. Lorentson

**Members Absent:** None

**Call to Order:** Chairman Silhavey called the meeting to order at 7:00 p.m.

**Approval of Minutes:** Mr. Vecsey made a motion to table the Approval of Minutes from January 19, 2016. The motion was seconded by Mr. Senft. The motion carried unanimously.

**Chairman Silhavey made a motion to waive the rules to reconsider the request for bond reduction from Stratford Development East Campus. The motion was seconded by Ms. Patusky. The motion carried unanimously.** Mr. Lorentson explained the total bond was \$124,800 should have been reduced by \$34,000 per memo of January 12<sup>th</sup> leaving the remaining bond at \$90,800. **Ms. Patusky made a motion to reduce the bond from \$124,800 to \$90,800. \$34,000 would be returned to Stratford Development East Campus for sewers which were complete. The motion was seconded by Mr. Senft. The motion carried unanimously.**

**Zoning Referrals:** Mr. Lorentson referred to request from Chairman Fuller of the Zoning Commission.

**Cam Site Plan Review:** None

**Correspondence** – Mr. Lorentson distributed and reviewed “MetroCog” Zoning Referral Summary Page dated February 16, 2016.

**Discussion of Town Plan of Conservation & Development** – Referring to the Plan of Conservation and Development, Mr. Lorentson discussed action steps for the different departments and suggested implementation techniques. Mr. Senft

suggested taking five (5) per month and having items in spread sheet form. Ms. Patusky suggested reviewing 1111 Stratford Avenue development to see if pedestrians are accessing the train station. Mr. Habansky noted districts take time to develop and may not having residents currently using train.

**Request to extend time period to file subdivision Map – 93 Ward Street** – Mr Lorentson referred to the letter dated February 2, 2016 from Attorney Rosati and noted bond amount has not yet been set. **Mr. Vecsey made a motion to extend the filing for the subdivision map for 93 Ward Street for 90 days until May 16, 2016. The motion was seconded by Mr. Vigliotti. The motion carried unanimously.** Ms. Patusky circulated photos of debris on property. Mr. Lorentson will have Mr. Rutsatsky go out to property.

**Discussion of Section 5.3 of the Zoning Regulations** – Mr. Lorentson informed the Commissioners that Section 5.3 was created in the 60's and revised in the 80's. He reviewed the site map with Commissioners and questioned if future development should be tied to other parameters other than number of bedrooms. Commissioners discussed need to balance according to school population and land availability. Mr. Habansky suggested looking at how the zones are set up and current utilization.

**Status of Research on Medical Marijuana Regulations and Methadone Clinics** – Chairman Silhavey noted a one (1) year extension was approved by the Planning Commission with stipulations. Mr. Lorentson reviewed draft of "Section 15.B" noting research from other towns were taken into consideration. Mr. Watson distributed and discussed article from the New Haven Register dated January 15<sup>th</sup>. Commissioners discussed cultivation vs. dispensaries and the possibility of recreational use. Mr. Lorentson suggested visiting a dispensary which is currently operating. Chairman Silhavey would like members of the Planning and Zoning Commissions to come together to come up with recommendations and a presentation. Ms. Patusky volunteered to be on this committee.

**Erosion & Sediment Control Plan** – None

**Status of Called Bonds** – None

## **Implementation Plans**

- A. **Greenway Project** – Mr. Vecsey noted the public meeting was a success. Also mentioned there is an online survey.

**Members Comments/Concerns** – Mr. Watson noted the Greenway presentation was great but would like to have more information on sidewalks.

Mr. Lorentson introduced the new Planning & Zoning Administrator, Mr. Habansky.

Mr. Lorentson reported there is no new news on AVCO

Next meeting will be March 15<sup>th</sup>.

**Adjournment: Seeing no other business to discuss, Mr. Senft made a motion to adjourn the meeting at 8:26 p.m. The motion was seconded by Ms.Patusky. The motion carried unanimously.**

Respectfully Submitted,

Gail De Cilio

Recording Secretary