

PLANNING COMMISSION ADMINISTRATIVE MEETING

March 15, 2016

The Planning Commission held an Administrative Session on Tuesday, March 15, 2016 in Room 213 of Stratford Town Hall

Members Present: Mr. Silhavey, Mr. Vecsey, Ms. Patusky, Mr. Watson in for Mr. Vigliotti

Alternates Present: Mr. Watson

Others Present: Jay Habansky, Planning & Zoning Administrator, Gary Lorentson

Members Absent: Mr. Senft, Mr. Vigliotti

Call to Order: Chairman Silhavey called the meeting to order at 7:11 p.m.

Approval of Minutes: Ms. Patusky made a motion to approve the minutes of February 16, 2016. The motion was seconded by Mr. Watson. The motion carried unanimously.

Zoning Referrals: None

Cam Site Plan Review: None

Correspondence –

- 1. Application to Amend Zoning Regulations (Proposed Sec. 28) for (JRHOD) Julia Ridge Housing Opportunity Development Zone at 795 James Farm Road.**
- 2. Change of Zone from RS-1 to JRHOD.**

In reference to the proposed Zoning Amendment to the Zoning Regulations, Mr. Habansky noted:

- Feels this is spot zoning – practice frowned upon – only fits developer needs – discussed affordable housing needs
- Under Plan of Conservation and Development this project does not fit needs
- Project is proposing 72 units on 3.5 acres which equals eighteen (18) units per acre

- This project does not implement mix use proportionally scaled to the neighborhood
- Questioned the purpose and intent of 29.1.4 “Planned Affordable Housing Unit” – does not seem as clear as the state statutes
- 29.4 notes parcel contains .91 acres which in reality is close to 3.5 acres
- 29.6 states “40,000 square feet of land per unit” – actual 2,200 square feet per unit
- 29.8.2 Town should have some control being the area is not served by sewers
- Parking is over two (2) spaces per unit which is not consistent with affordable housing – parking usually based on number of bedrooms which in this case would be 144 spaces + 15 which equals a total of 159
- Plans show one small section of 795 James Farm Road with no clear sub-division created on this lot.

Mr. Lorentson noted property has been divided which needs to be explored. Being there is wetlands on this property, Inland Wetland Commission noted they would need an application. Applicant took the Town to court and was successful. A Public Hearing is scheduled for March 29th for Zoning. A balance between residential and preservation of neighborhoods should be implemented. This proposal has no sewers and is in an inaccessible location to public transportation and services.

Commissioners discussed fire access, affordable development vs. affordable housing, installation of water and sewers and open space.

Mr. Vecsey made a motion to refer 795 James Farm Road to Zoning Commission with an unfavorable recommendation with questions concerning: 29.4 exact size, parking calculations incorrect, lack of public services, 29.6 incorrect density, 29.1.1 and 29.2 conflict in quality of construction, spot zoning, automobile dependency, lack of public transportation, potential interference with Roosevelt Forest, 29.4 slope and grade of property, proposed scale to

neighborhood design and justification for chosen standards. The motion was seconded by Mr. Watson. The motion carried unanimously.

Discussion of Town Plan of Conservation & Development – Chairman Silhavey questioned if Commission members reviewed the plan and brought suggestions. Ms. Patusky would like to see:

Facilitate the development of higher density mixed use structures in Town Center

Recommend BOE complete an enrollment and space utilization

Mandate high performance energy requirements for schools and municipal buildings

Consider the need to have a variety of housing types available in the town during the development review process

Institute a process of review of the CIP and Annual Capital budget to discuss municipal projects

Allocate adequate staffing and capital resources to ensure high quality maintenance and improvements to parks, open space throughout the town

Ensure methodical review and upgrade of town's aging infrastructure

Develop a maintenance schedule to assure town building undergo a regular program of repairs

Continue efforts toward upgrading the Town's infrastructure with regard to potential impacts of climate change

Partner in regional and state wide initiatives to address borderless climate change issues

Educate residents regarding efficient power usage, waste reduction, efficient use of fertilizers and improved recycling

Continue to expand Greenway

Mr. Watson would like the Town Plan of Conservation & Development incorporated into the Town website

Chairman Silhavey would like to work on Item #3 “Land Use for Barnum Avenue Streetscape Program”. Look for ways to incorporate future commercial development.

Discussion of Section 5.3 of the Zoning Regulations – Mr. Watson noted the Town is undergoing a study on sewer flow.

Status of Research on Medical Marijuana Regulations and Methadone Clinics – Chairman Silhavey has had a brief conversation with Dave Fuller, Chairman of the Zoning Commission.

Erosion & Sediment Control Plan – None

Implementation Plans –

A. Greenway Project – Mr. Vecsey reported a meeting will be held on Wednesday, March 16th. Results of the survey will be revealed. John Casey, Town Engineer, received an email from the Greenway Council in reference to putting Greenway on state maps. **Ms. Patusky made a motion to recommend Mr. Watson be appointed as a member of the Greenway Committee. The motion was seconded by Chairman Silhavey. The motion carried unanimously.**

Members Comments/Concerns:

Ms. Patusky reported 93 Ward Street is still a mess.

Chairman Silhavey will be away from April 15th through April 25th – would like to reschedule Planning Meeting and have someone from the Board of Education attend.

Adjournment: Seeing no other business to discuss, Mr. Vecsey made a motion to adjourn the meeting at 8:28 p.m. The motion was seconded by Ms. Patusky. The motion carried unanimously.

Respectfully Submitted,

Gail De Cilio

Recording Secretary