

PLANNING COMMISSION ADMINISTRATIVE MEETING

June 21, 2016

The Planning Commission held an Administrative Session on Tuesday, June 21, 2016 in Council Chambers of Stratford Town Hall

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

Alternates Present: Mr. Watson

Others Present: Jay Habansky, Planning & Zoning Administrator

Members Absent: None

Call to Order: Chairman Silhavey called the meeting to order at 7:01 p.m.

Approval of Minutes: Mr. Vecsey made a motion to approve the minutes of May 17, 2016. The motion was seconded by Ms. Patusky with the addition in School Superintendent's report to read "schools are at capacity and the loss of two-hundred fifty (250) students would trigger the closing of a school". The motion carried unanimously.

Zoning Referrals:

- A. Text Amendment – Adding MA to list of districts where restaurant/café liquor permits are allowed** – Mr. Habansky noted this application is going before Zoning for the Short Beach restaurant. It has received Special Case approval. Noted café/liquor permits are not permitted in an MA zone – looking to get full liquor permit. Commissioners questioned hours of operation and if 8-24 review was completed.

Recess 7:14 p.m.

Resume 7:21 p.m.

8-24 review was done. Mr. Habansky reviewed Mr. Lorentson's notes.

Mr. Senft made a motion to send Text Amendment adding MA to list of districts where restaurant/café liquor permits are allowed to the Zoning Commission with a favorable recommendation with the stipulation that bar

close at 9:00 p.m. The motion was seconded by Mr. Vecsey. The motion carried unanimously.

B. Text Amendment – Add restaurants, drive-through restaurants and outdoor seating as a permitted use in an LB District – Mr. Habansky informed the Commission that Starbucks' would like to purchase property – currently there are nine (9) restaurants in this district. This property is within the TOD overlay zone. Commissioners questioned traffic in this area and whether a traffic study has been completed. Mr. Habansky has not received comments from any departments but noted DOT is looking at this intersection. Commissioners questioned buffer and entrance and egress to the facility.

Mr. Senft made a motion to send text amendment adding restaurants, drive-through restaurants and outdoor seating to an LB District to the Zoning Commission with a favorable recommendation with stipulation that a rear buffer be assured, drive-through be reviewed by the Police Department and traffic studies need to be done in this and any LB District applications. The motion was seconded by Mr. Vecsey. The motion carried unanimously.

C. Text Amendment – Reduce the minimum number of units ten (10) to eight (8) for residence apartments – Mr. Habansky discussed Section 5.3 with the Commissioners noting bedroom caps in each section of Town. Discussion ensued. Ms. Patusky suggested looking at how other communities are dealing with Section 5.3.

Ms. Patusky made a motion to send the reduction of the number of units to eight (8) to the Zoning Commission with no recommendation. The motion was seconded by Mr. Senft. The motion carried unanimously.

Cam Site Plan Review: None

Correspondence –

1. East Campus – Lordship Boulevard – Mr. Habansky reviewed the sewer bond with the Commissioners and noted he has received a request by Stratford Development to have the remaining \$4,000 released. Read comments from Town Engineer.

Mr. Vecsey made a motion to release the remainder of the bond (\$4,000) subject to completion of work. The motion was seconded by Mr. Vigliotti. The motion carried unanimously.

2. Ms. Patusky requested a follow-up with the Board of Education on student capacity. Also would like enrollment and space utilization study.

Discussion of Town Plan of Conservation & Development – No Report

Discussion of Section 5.3 of the Zoning Regulations – No Report

Status of Research on Medical Marijuana Regulations and Methadone Clinics –

Chairman Silhavey suggested having a joint meeting with the Zoning Commission and inviting people to present information – asked Commissioners for any recommendations for resources.

Erosion & Sediment Control Plan – No Report

Implementation Plans-

- A. **Greenway Project** – Mr. Vecsey reported there was no meeting and are still waiting on Police Department response.
- B. **Complete Streets** – Mr. Silhavey was quite impressed with presentation. Mr. Habansky thanked Mr. Watson for spreading the word. Working on existing condition survey which report should be filed by the end of July. Commissioners discussed improvement program for Knowlton Street and Linden Avenue.
- C. **Coastal Resiliency Plan – Presented by GZA** – Chairman Silhavey commented on the amount of work involved in bringing plan to fruition. Mr. Habansky noted GZA is waiting for feedback from Planning Commission to complete final draft. Plan will involve:
 - a. Redefining districts
 - b. Construction of seawalls
 - c. Cost and prioritiesCommissioners discussed integrating Greenway into resilience plan and evacuation routes.
- D. **Members Comments/Concerns** – Commissioners discussed signage on Cutspring Road. Also signage in Paradise Green and West Broad Street

Green. Mr. Habansky noted it is his understanding signage cannot be posted more than four (4) weeks prior to event and has to be removed within forty-eight (48) hours after event.

Mr. Vigliotti discussed vehicles slowing down for people in crosswalks especially Huntington Road and Paradise Green Place. Suggested signage should be installed noting "yield to pedestrians in crosswalk".

Chairman Silhavey noted next meeting will be July 19th.

Adjournment: Seeing no other business to discuss, Mr. Vigliotti made a motion to adjourn the meeting at 8:42 p.m. The motion was seconded by Mr. Senft. The motion carried unanimously.

Respectfully Submitted,

Gail De Cilio

Recording Secretary