

PLANNING COMMISSION PUBLIC HEARING AND ADMINISTRATIVE MEETING

July 19, 2016

The Planning Commission held a Public Hearing and Administrative Session on Tuesday, July 19, 2016 in Council Chambers of Stratford Town Hall

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

Alternates Present: Mr. Watson

Others Present: Jay Habansky, Planning & Zoning Administrator

Members Absent: Mr. Silhavey Mr. Vigliotti

Call to Order: In the absence of Chairman Silhavey, Mr. Vecsey called the meeting to order at 7:00 p.m.

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Arcadia Avenue (Corner of Woodland Avenue) – Petition of Dennis & Carla McNamara Revocable Trust for approval of a two lot subdivision with waivers of sidewalks and underground utilities in an RS-4 District – Nick Owens, representing the petitioners, informed the Commission that this petition was heard and approved approximately one (1) year ago. He discussed circumstances which have brought them back to the Planning Commission. He noted there is no change in the application which was approved by the Planning Commission in June of 2015. He submitted Certificates of Mailings, letter from Town Attorney Bishop, June 2015 approval from the Planning Commission with stipulations, Town Attorney memo from October 2014, staff comments and Inland Wetland approval from June 2016. He discussed property, stipulations and wetland review. **Seeing no members of the public speaking for or against the petition, Mr. Senft made a motion to close Arcadia Avenue. The motion was seconded by Ms. Patusky. The motion carried unanimously.**

Mr. Senft made a motion to close the Public Hearing. The motion was seconded by Ms. Patusky. The motion carried unanimously.

Arcadia Avenue (Corner of Woodland Avenue) – Petition of Dennis & Carla McNamara Revocable Trust for approval of a two lot subdivision with waivers of sidewalks and underground utilities in an RS-4 District –

Mr. Watson made a motion to waive sidewalks and have the cost allocated to the repair or construction of sidewalks where needed in other areas of Town. The motion was seconded by Ms. Patusky. The motion carried unanimously.

Mr. Senft made a motion to waive underground utilities. The motion was seconded by Ms. Patusky. The motion carried unanimously.

Mr. Senft made a motion to approve Arcadia Avenue with stipulations in place. The motion was seconded by Ms. Patusky. The motion carried unanimously.

Approval of Minutes: Mr. Senft made a motion to approve the minutes of June 21st, 2016. The motion was seconded by Ms. Patusky. The motion carried unanimously.

Zoning Referrals: None

Cam Site Plan Review: None

Correspondence: None

Discussion of Town plan of Conservation & Development – None

Discussion of Section 5.3 of the Zoning Regulations – None

Status of Research on Medical Marijuana Regulations and Methadone Clinics – None

Erosion & Sediment Control Plan – None

Implementation Plans –

- A. Greenway Project –** No Report
- B. Complete Streets –** Refined plans early August – Mr. Watson would like to submit a draft resolution to the Town Council after review from the Planning Commission. He briefly described and submitted “Resolution Adopting a Complete Streets Policy for the Town of Stratford”. He submitted emails from Ms. Libatique, Construction Design, State Roads Unit, into record.
- C. Coastal Resiliency Plan –** Awaiting final plan to review and adopt

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Members Concerns and Comments –

- A. Board of Education –** Being there has been no response from the Board of Education, Ms. Patusky questioned the next step. Mr. Habansky will follow up but also suggested Commissioners reach out to the Board of Education.
- B. Removal of Signage from Cutspring Road and Main Street –** Signage removed
- C. Crosswalk at intersection of Park Street and Huntington Road –** Mr. Habansky believes signage has been implemented.

Adjournment: Seeing no other business to discuss, Mr. Senft made a motion to adjourn the meeting at 7:35 p.m. The motion was seconded by Ms. Patusky. The motion carried unanimously.

Respectfully Submitted,

Gail De Cilio

Recording Secretary

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