

**PLANNING COMMISSION ADMINISTRATIVE MEETING**

**October 18, 2016**

The Planning Commission held an Administrative Session on Tuesday, October 18, 2016 in Council Chambers of Stratford Town Hall

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

**Alternates Present:** None

**Others Present:** Jay Habansky, Planning & Zoning Administrator

**Members Absent:** None

**Call to Order:** Chairman Silhavey called the meeting to order at 7:05 p.m.

Councilwoman Philips extended an invitation to members of the Planning Commission to attend the Zoning Commissions Administrative Session on October 25<sup>th</sup> to discuss the Transit-Oriented Development Overlay District.

**Approval of Minutes:** Mr. Vecsey made a motion to approve the minutes of July 19<sup>th</sup>, 2016. The motion was seconded by Mr. Senft. The motion carried unanimously.

**Zoning Referrals:**

**Text Amendment**

- 1) **Point Stratford Renewal – New Section 8.5** – Establishes land use regulations for the redevelopment of the Stratford Army Engine Plant site. Proposed use standards guide establishes consistency with the Plan of Conservation and Development.

**Recess 7:29 p.m.**

**Resume 7:36 p.m.**

Commissioners discussed height of the proposed buildings, application process, and traffic report. Ms. Patusky questioned continuance of Greenway Project and museum (not in packet). Mr. Vecsey discussed Section 8.5.9 – Amendments to Approved GDMP and FSP. Mr. Senft questioned Section 8.5.4 – Permitted Uses. Mr. Vigliotti discussed proximity to airport. Mr.

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Gershman, Manager, addressed inquiries. Commissioners discussed having a Special Meeting prior to sending to the Town Council.

Mr. Senft made a motion to send Point Stratford Renewal to the Town Council with a favorable recommendation with concerns in reference to the allowable height of the buildings, minimum open space which is included in the Greenway Project, Section 8.5.4 liquor approval during GDMP being the only liquor approval regulation and development and preservation of the Connecticut Air and Space Center be consistent between applicant and U.S. Army. The motion was seconded by Mr. Vecsey. Motion carried unanimously upon a roll call vote.

- 2) Kolich Properties – Amend adaptive reuses Section 5.3.16 – Mr. Habansky informed the Commissioners this would allow hotels in a CA District to be converted to apartments. This application is in conjunction with a forthcoming application for hotel on 225 Lordship Boulevard. Commissioners discussed lack of storage, consistency with POD, parking and Section 5.3.2 seeking exemption for square foot minimum. Commissioners discussed Health Department Ordinance for square foot occupancy. Commissioners concurred that Sections 5.3.2 and 5.3.9 should apply to petition.

Ms. Patusky made a motion to accept proposed text amendment for the adaptive reuse of existing hotel located in a CA District to be converted into residence apartments – Sections 5.3.5 and 5.3.8 shall not apply. Only 2/3 of total number of hotel rooms can be converted into residence apartments. The motion was seconded by Mr. Vecsey. The motion carried unanimously.

Cam Site Plan Review: None

#### 8-24 Review

- 1) Beers Place (Lot 26) – Mr. Habansky informed the Commission on the request for the Town to abandon the property and give it to one (1) adjacent property owner. He is presently waiting for the Town Attorney

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for request for the 8-24 review. Mr. Habansky noted no wetlands on property and he would support the sale of the property at fair market value. Councilman Farrington-Posner submitted letter from R. Quiles in support of transferring property to one (1) owner, title search and photographs of the property. **Ms. Patusky made a motion to table Beers Place. The motion was seconded by Mr. Vecsey. The motion carried unanimously.**

2) **Candlewood Road (lot 23)** – Mr. Habansky described the lot noting it is mainly wetlands. He has no issue with the sale of the property. **Mr. Senft made a motion that Lot 23 Candlewood Road be sent to the Town Council with a favorable recommendation that it be sold with the stipulation that any development be coordinated with the Conservation Administrator. The motion was seconded by Ms. Patusky. The motion carried unanimously.**

3) **540 Longbrook Road** – Mr. Habansky discussed Plan of Conservation and Development and brownfield policy. Referred to memo from the Health Department requesting to be involved prior to remedial action. **Mr. Senft made a motion to send to the Town Council with a favorable that 540 Longbrook Road be sold with the stipulation that the Health Department and Conservation Administrator be consulted during the sale process. The motion was seconded by Mr. Vigliotti. The motion carried 4-1 with Chairman Silhavey in opposition.**

4) **2370 Stratford Avenue** – Mr. Habansky suggests property be sold to private party at fair market value under the condition that the Health Department be involved in remediation. Commissioners discussed Mercer Towers and the consideration of reconfiguring the intersection of Stratford and Bruce Avenues' prior to sale. **Mr. Senft made a motion to send to the Town Council with a favorable recommendation the sale of 2370 Stratford Avenue with the stipulation that the Health Department be involved in remediation. The motion was seconded by Mr. Vigliotti. The motion carried unanimously.**

Discussion of Town plan of Conservation & Development – None

Discussion of Section 5.3 of the Zoning Regulations – None

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**Status of Research on Medical Marijuana Regulations and Methadone Clinics –** Chairman Silhavey informed the Commission a task force is being formed with the Zoning Commission. Mr. Silhavey and Ms. Patusky will represent the Planning Commission.

**Erosion & Sediment Control Plan – None**

**Implementation Plans –**

- A. **Greenway Project** – Mr. Habansky informed the Commission that the final design for the next phase is in the process.
- B. **Complete Streets** – Mr. Habansky is awaiting final chapter for the study
- C. **Coastal Resiliency Plan** – Almost complete

**Members Concerns and Comments –**

- A. **Board of Education** – Ms. Patusky will be sitting on a Strategic Planning Committee at the Board of Education.
- B. **Knowlton & Linden Streets'** – Mr. Habansky discussed site plan in conjunction with Complete Streets.

**Adjournment:** Seeing no other business to discuss, Mr. Senft made a motion to adjourn the meeting at 9:39 p.m. The motion was seconded by Mr. Vigliotti. The motion carried unanimously.

Respectfully Submitted,

Gail De Cilio

Recording Secretary

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