

**PLANNING COMMISSION ADMINISTRATIVE SESSION**

**November 15, 2016**

The Planning Commission held an Administrative Session on Tuesday, November 15, 2016 in Council Chambers of Stratford Town Hall

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

**Alternates Present:** Mr. Watson

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

**Members Absent:** Mr. Vecsey

**Call to Order:** Chairman Silhavey called the meeting to order at 7:02 p.m.

**Approval of Minutes:** Ms. Patusky made a motion to approve the minutes of October 18<sup>th</sup>, 2016 with the correction that Point Stratford Renewal was to be sent to the Zoning Commission. The motion was seconded by Mr. Senft. The motion carried unanimously.

**Zoning Referrals:** None

**Cam Site Plan Review:** None

**8-24 Review**

- 1) **Beers Place (Lot 26)** – Mr. Habansky updated Commissioners noting Mr. Quiles and Councilman Farrington-Posner requested the Commission to abandon the property. Mr. Habansky voiced his concerns that if property line is shifted there could potentially be development of the property, channelized brook which runs through the property could be shifted to the side of lot and also noting this lot would be challenging to develop. He does not think Town should be giving away any property and should explore selling it at a reasonable cost. Mr. Watson doesn't seem to think it is buildable in its' current condition and discussed the possibility of granting an easement to the Town. Commissioners discussed maintenance and environmental value of the property. Referring to Mr. Quiles letter, Commissioners suggested that a stipulation be implemented that property remain open space and a

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conservation easement be put in place. Mr. Senft suggested if Mr. Quiles cannot purchase or pay fees associated with this property, Town of Stratford should maintain this property.

Mr. Watson made a motion to send to the Town Council Beers Place (Lot 26) with a recommendation that the sale/abandonment of this property to Mr. Quiles be considered with a conservation easement for perpetuity because of the channelized creek, property be added to existing property and put on tax roll, and all legal fees associated with abandonment of the property be borne by one or both adjacent property owners. The motion was seconded by Ms. Patusky. The motion carried unanimously.

**Discussion of Town plan of Conservation & Development** – Ms. Patusky, referring to page 25 items E and 2, discussed estimated cost of developing design standards. She suggested adding the approximate \$200K cost to the CIP for consideration. The Commissioners will draft a resolution in detail of what will be sent for consideration to the Town Council. Will be discussed at December meeting.

**Discussion of Section 5.3 of the Zoning Regulations** – None

**Status of Research on Medical Marijuana Regulations and Methadone Clinics** – No Report

**Erosion & Sediment Control Plan** – None

**Implementation Plans** –

- A. **Greenway Project** – Mr. Habansky informed the Commission that the final design phase is being implemented.
- B. **Complete Streets** – Mr. Habansky is expecting final draft this week – a December 14<sup>th</sup> public information session will be held
- C. **Coastal Resiliency Plan** – Expected soon

**Members Concerns and Comments** – Chairman Silhavey discussed building height requirement for the Stratford Point Renewal project. Mr. Watson questioned green space available on property noting a 200' greenway is on original plan. Mr. Habansky noted there isn't any talk of greenway receding in any way. Ms.

Patusky, referring to the 2004 agreement, stated that fifteen (15) acres would be reserved for waterfront purposes.

Members were given the 2017 schedule for the Planning Commission. **Ms. Patusky made a motion to adopt the 2017 schedule for the Planning Commission. The motion was seconded by Mr. Watson. The motion carried unanimously.**

Meeting will be held on December 7<sup>th</sup> at the Baldwin Center to follow up on the TOD. Members discussed the possibility of presenting to the Town Council Zoning regulations, standards and purpose of the TOD.

**Adjournment: Seeing no other business to discuss, Mr. Senft made a motion to adjourn the meeting at 8:09 p.m. The motion was seconded by Mr. Vigliotti. The motion carried unanimously.**

Respectfully Submitted,

Gail De Cilio

Recording Secretary

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