

# TRANSIT CENTERED DEVELOPMENT STEERING COMMITTEE MINUTES OF MEETING MAY 27, 2010

Members Present: Denise Nelson, Michael Vickerelli, Daniel Pato, Thomas Yemm, Mary Young, and Councilman Stephanie Philips (arrived 7:19 p.m.).

Others Present: David Killeen (Town Planner) and Steven Cecil (The Cecil Group).

## 1. CALL TO ORDER

- Chairman Nelson called the meeting to order at 7:15 p.m., in Room 213 of the Stratford Town Hall, 2725 Main Street, Stratford, CT.

- Due to the fact that there was no quorum at this time, the meeting proceeded in the following order:

## 3. CONSULTANT REPORT: DRAFT PLAN

- Mr. Steven Cecil of The Cecil Group had previously e-mailed the Committee members his Draft Report. He was now looking for the Committee's comments before finalizing the Report.

- Ms. Young had several comments/suggestions:

- On page 1, under *Purpose*, she suggested adding that Stratford can be a model for other communities. Also on page 1, she would change the heading "*Overview and Key Findings*" to "Executive Summary."
- On page 2, she questioned his point about the shuttles. Mr. Cecil explained that his intent was that other kinds of uses can also benefit from shuttle service. Mr. Killeen made the point that retail and entertainment should support the people living in Stratford Center, rather than be a shuttle destination. Mr. Cecil will make these points clearer in the Final Report.
- Regarding *Summary of Observations*, under section 3 on page 18, she would change the format to "Pros and Cons." In its present form, this section is difficult to understand.
- On page 4, she questioned his language about traffic patterns. Mr. Cecil explained that traffic patterns can be detrimental to transit development, but not a killer. In the Final Report he will clarify that traffic patterns are only one piece of a larger puzzle.
- In the Recommendation section, Ms. Young asked about an implementation plan. Mr. Cecil will prepare an implementation matrix for the Committee to use.

- Chairman Nelson pointed out a number of typos and the Committee discussed several illustrations that needed work.

- Ms. Philips asked about changes to the zoning regulations. Mr. Cecil explained that the key is to create overlay zones specific to transit-centered development.

**TRANSIT CENTERED DEVELOPMENT  
STEERING COMMITTEE  
MINUTES OF MEETING MAY 27, 2010**

- Mr. Killeen did not think it was wise for the Committee to rush to public hearing. He'd rather first see the Committee develop a public dialogue and community consensus through the bus trip to Boston, creating a working document, use of the website, etc. In the meantime, the Planning Commission will accept the Mr. Cecil's Final Report at its June 29 meeting and the trip to Boston will be scheduled during the second half of June.

2. APPROVAL OF MINUTES

A. MINUTES OF FEBRUARY 11, 2010 WORKSHOP

- UPON MOTION BY MR. YEMM AND SECONDED BY MR. PATO, THE FOREGOING MINUTES WERE UNANIMOUSLY APPROVED.

B. MINUTES OF FEBRUARY 18, 2010 MEETING

- UPON MOTION BY MR. YEMM AND SECONDED BY MR. PATO, THE FOREGOING MINUTES WERE UNANIMOUSLY APPROVED.

C. MINUTES OF APRIL 22, 2010 MEETING

- UPON MOTION BY MS. YOUNG AND SECONDED BY MR. VICKERELLI, THE FOREGOING MINUTES WERE UNANIMOUSLY APPROVED.

4. ADJOURNMENT

- UPON MOTION BY MR. YEMM AND SECONDED BY MR. VICKERELLI, THE MEETING ADJOURNED AT 9:10 P.M..

Respectfully Submitted,

Gail J. Nobili  
Secretary