

The Stratford Planning Commission held an Administrative Session on Tuesday May 20, 2014, in Room 213, Town Hall.

MEMBERS PRESENT: Mr. Silhavey, Ms. Baker, Mr. Senft and Mr. Vecsey

ALTERNATES PRESENT: Ms. Young sitting for Mr. Paul

OTHERS PRESENT: Gary Lorentson (Planning & Zoning Administrator), Christopher Smedick (Town Attorney's Office), and Joe Pedoto and Paula Lockshier (Stratford Dog Park Action Committee)

- Chairman Silhavey called the meeting to order at 7:06 p.m.

I. APPROVAL OF MINUTES – March 18, 2014

- MR. VECSEY MOVED TO APPROVE THE FOREGOING MINUTES. MS. BAKER SECONDED. MOTION TO APPROVE CARRIED 5-0.

2. ZONING REFERRALS

1. Proposed Amendment establishing a moratorium on Methadone Facilities

- The Zoning Commission is seeking to add methadone clinics to the existing moratorium on medical marijuana facilities. The current moratorium expires on February 5, 2015. There is already one methadone clinic on Research Drive and this has led to problems: loitering, congestion, theft. However, the existing clinic would not be affected by this amendment. The moratorium would only apply to new applications for methadone clinics. A public hearing on this amendment is scheduled for June 24.

- MR. VECSEY MOVED TO SEND A FAVORABLE RECOMMENDATION FOR THE PROPOSED AMENDMENT BACK TO THE ZONING COMMISSION. MS. YOUNG SECONDED AND THE MOTION CARRIED 5-0.

3. C.A.M. SITE PLAN REVIEW - no business

4. CORRESPONDENCE .

- Mr. Lorentson noted on the GBRC Summary Page that Shelton is adopting Medical Marijuana regulations similar to those of Newington. It was also noted that, as previously suggested by Mr. Paul, Chairman Silhavey sent a letter to the Board of Education regarding the busing situation at Second Hill Lane School.

5. SECTION 8-24 REVIEW – PROPOSED COMMUNICATIONS TOWER AT ORONOQUE FIRE STATION – DISCUSSION OF COLOR

- Chairman Silhavey recused himself due to a work conflict.

- The Commission had previously approved replacement of the Communications Tower but had wanted to discuss the color of the 150 ft. tower pole. Deputy Chief Gottfried sent a memo recommending a forest green color similar to the tower erected on Monitor Hill in Trumbull.

- MS. BAKER MOVED TO APPROVE THE APPLICATION FOR REPLACEMENT OF THE TOWER WITH THE RECOMMENDATION OF FOREST GREEN AS THE COLOR FOR THE POLE. MS. YOUNG SECONDED. Discussion followed.

- Mr. Vecsey stated that the residents of Oronoque are not in favor of forest green because there are not a lot of tall trees in that area. They would prefer a shade of blue/green or something that blends in with the sky. Other suggestions from the Commission members were powder blue or grey like a winter sky.

- MS. YOUNG MADE A FRIENDLY AMENDMENT TO PAINT THE POLE A BLUE/GREY TO BLEND IN WITH THE SKY. MOTION AS AMENDED WAS APPROVED 4-0 (WITH CHAIRMAN SILHAVEY ABSTAINING).

6. INPUT ON PROPOSED DOG PARK NEAR WATER POLLUTION CONTROL FACILITY

- The Town Council has approved a Dog park near the WPC and Animal Control Facilities without an 8-24 Review from the Planning Commission. One reason for the rush was that grant money was only available until the end of April. However, the Town Attorney's office has confirmed that an official 8-24 Review is not required because there is no selling or leasing of Town-own property involved. The Council is letting the Dog Park use a vacant piece of "park" property (passive recreational space) and the only changes required are some fencing and signage. The Dog Park is almost an acre in size and borders on wetlands. It will have a small, separate area designated for small dogs with about 0.8 of an acre dedicated to large dogs. It could share parking with the adjacent Animal Control Facility. The Town POCD talks about access to open space for all residents and Mr. Lorentson thinks locating the Dog Park in the South end makes it more accessible to more residents than if it was located in the North end. Ms. Young voiced concerns that an acre was small for a dog park and there was no place for the Dog Park to expand at this location.

- Although an 8-24 Review is not required, the Dog Park was referred to the Planning Commission for its comments on the design and proposed Rules. Mr. Pedoto and Ms. Lockshier from the Stratford Dog Park Action Committee addressed the Commission members.

- After review of the proposed Rules and discussion, MR. VECSEY MOVED TO SEND A FAVORABLE RECOMMENDATION FOR THIS LOCATION FOR THE DOG PARK BACK TO THE COUNCIL WITH THE FOLLOWING SUGGESTIONS/ MODIFICATIONS:

- (1) Will locating the Dog Park next to wetlands have an adverse impact on the wetlands or wildlife?
- (2) Is there enough parking at the Animal Control Facility if shared with the Dog Park?
- (3) Define the size of a "small dog" and include this in the Rules.
- (4) Rewrite Rule 8 to state that "there shall be a limit of 3 dogs per person."
- (5) Clarify Rule 9 – it is not clear whether children under age 12 are not permitted in the Dog Park or only with adult supervision.
- (6) Add another rule stating that "the Town is not responsible for forgotten or lost items."
- (7) Modify the preamble to read: "You are strictly liable should any damage or injury occur."
- (8) A water supply (faucet) should be made available to the Dog Park.

MR. SENFT SECONDED THE MOTION AND IT CARRIED 5-0.

7. SECTION 8-24 REVIEW – POSSIBLE LEASE OF 993 HONEYSPOT ROAD

- Attorney Smedick addressed the Board. The Planning Commission previously approved the sale of 993 Honeyspot Road. However, the property is very contaminated and the Buyer wanted the Town to get a Phase 2 environmental assessment. This costs about \$40,000 and the Council tabled the sale. Brian Carey has since ordered a Phase 2 assessment and the Buyer has now offered to lease the property instead. If the Planning Commission is in favor of leasing, the RDA will meet to hammer out the terms of the lease. Like the leasing of the Contract Plating property, the rent would be equal to the assessed taxes on the property.

- MR. VECSEY MOVED TO RECOMMEND LEASING 993 HONEYSPOUT ROAD WITH AN OPTION TO BUY FOR THE SAME REASONS AS THE PRIOR APPROVAL TO SELL (Brownfield redevelopment and productive re-use of the property). MS. YOUNG SECONDED AND THE MOTION CARRIED 5-0.

8. BOND REDUCTION REQUEST – LIGHTHOUSE AVENUE SUBDIVISION

- This was a two-lot subdivision. The public improvements called for the installation of sidewalks and two street trees. The sidewalk is completed and three street trees have been planted. The trees have not completed a growing season yet, but the Developer is asking for the release of the sidewalk bond in the amount of \$5,000. John Casey confirms that the sidewalk is completed and he has no objection to the release of the \$5,000.

- MR. VECSEY MOVED, SECONDED BY MR. SENFT, TO RELEASE THE \$5,000 SIDEWALK BOND. MOTION CARRIED 5-0.

9. DISCUSSION OF TOWN PLAN OF CONSERVATION & DEVELOPMENT

- Mr. Lorentson advised that the cost of the POCD on CD is only \$10. Ms. Young questioned whether the Mayor is having implementation meetings with the various Town Departments.

10. TRANSIT-ORIENTED DEVELOPMENT PROJECT

- There was a meeting on May 6. The GBRC is encouraging the Town to update and change some of its TCD regulations such as adjusting traffic flow in Stratford Center. There has also been some talk about redeveloping Center School as part of the TCD. The GBRC will be drafting "Draft Regulations."

11. EROSION & SEDIMENT CONTROL PLAN – no business

12. STATUS OF CALLED BONDS – no business

13. IMPLEMENTATION PLANS

A. Greenway Project

- The RFP for the Greenway expansion from Beacon Point Road to Stratford Center has received 6-7 bids.

14. MEMBERS COMMENTS

- Ms. Young asked if the Commission would be holding any more administrative sessions in Council Chambers. Chairman Silhavey responded that he wants to stay in Chambers after a public hearing or when there is an extensive 8-24 Review so the Commission is more accessible to the public.

15. ADJOURNMENT

- There being no further business before the Commission, on motion by Mr. Senft and seconded by Ms. Young, the administrative session adjourned at 8:53 p.m.

Respectfully submitted,

Gail J. Nobili
Recording Secretary