

## PLANNING COMMISSION ADMINISTRATIVE SESSION

March 21, 2017

The Planning Commission held an Administrative Session on Tuesday, March 21, 2017 in Council Chambers of Stratford Town Hall

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

Mr. Watson will be sitting for Ms. Patusky – he has heard presentation

**Alternates Present:** Mr. Watson

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

**Members Absent:** Ms. Patusky

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

**Approval of Minutes:** Mr. Vecsey made a motion to approve the minutes of February 21, 2017. The motion was seconded by Mr. Vigliotti. The motion carried unanimously.

### Zoning Referrals:

- **Proposed Text Amendment to Section 6.3 for OPD District** – Mr. Vecsey made a motion to take proposed Text Amendment to Section 6.3 off the table. The motion was seconded by Mr. Vigliotti. The motion carried unanimously.

Mr. Habansky advised the Commissioners they are here to consider whether the proposed text amendment is consistent or not consistent with the Plan of Conservation and Development (POCD). Mr. Watson read into record paragraph in the POCD which speaks to office parks. Commissioners questioned Inland Wetland Commissions' part in the procedure, office park zones and property values with new construction. Mr. Watson feels surrounding area of "snake pit" should be preserved and would like to see both office's and housing utilized in construction. Commissioners discussed traffic study and potential conflict with Section 5.3. Mr. Habansky noted traffic study and school report from 2015 has been submitted by petitioners. Commissioners discussed blasting,

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sewers, intensity of project, entry and egress, building heights, recreation areas and water run-off. Commissioners agreed Office Park Zone should be expanded and not deleted within the Town.

Recess: 8:45 p.m.

Resume: 8:51 p.m.

**Mr. Vecsey made a motion to send Text Amendment to Section 6.3 to the Zoning Commission with a favorable recommendation with the following suggestions:**

- Increase office space or commercial space within development or zone
- Create permeability to site and neighborhood
- Clear definition of wetland distances
- Attention paid to impact on schools and school transportation
- Impact study should be done to address easement and watershed area due to current and future development i.e. blasting
- Mix use requirement for any new development
- Consider revising density to 20 bedrooms for every 40,000 sq. ft.
- Reduce allowable height to six (6) stories while ensuring fire apparatus can reach 6 stories
- Applicant submit traffic study
- Site shall require two (2) access points

The motion was seconded by Mr. Watson. Role call vote taken:

Vigliotti – yes

Watson – yes

Senft – yes

Vecsey – yes

Silhavey – no

**Motion carries 4-1**

**Cam Site Plan Review: None**

**8-24 Review – Dog Park will be addressed next month**

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**Discussion of Town Plan of Conservation & Development** – Ms. Patusky questioned if funding for updating the zoning regulations has been presented. Mr. Habansky noted it has been sent to the Town Council for review.

**Discussion of Section 5.3 of the Zoning Regulations** – Mr. Habansky informed the Commissioners that no other towns utilized this section and he supports either revision or elimination of Section 5.3.

**Status of Research on Medical Marijuana Regulations and Methadone Clinics** – Joint meeting with the Zoning Commission was canceled due to inclement weather. Meeting will be set up for mid-April.

**Erosion & Sediment Control Plan** – None

**Implementation Plans** –

- A. **Greenway Project** – No report
- B. **Complete Streets** – Follow-up telephone call will take place Monday on policy
- C. **Coastal Resiliency Plan** – Complete – working with Engineering Department

**Members Concerns and Comments** – None

Next meeting April 18<sup>th</sup>

**Adjournment:** Seeing no other business to discuss, Mr. Senft made a motion to adjourn the meeting at 9:07 p.m. The motion was seconded by Mr. Vigliotti. The motion carried unanimously.

Respectfully Submitted,

Gail De Cilio

Recording Secretary

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