

PLANNING COMMISSION ADMINISTRATIVE SESSION

April 18, 2017

The Planning Commission held an Administrative Session on Tuesday, April 18, 2017 in Council Chambers of Stratford Town Hall

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

Alternates Present: Mr. Watson

Others Present: Jay Habansky, Planning & Zoning Administrator, Atty. LeClerc, Town Attorney

Members Absent: None

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

Through unanimous consent two (2) items will be taken out of order.

Greenway Project – Ms. Pepin referring to “Proposal for Final Design” by BSC Group submitted on March 7th discussed areas covered. Noted working on obtaining grant money. Mr. Habansky noted this project has 100% support from Planning & Zoning office. Mr. Watson thanked Ms. Pepin for all her work on this project. **Ms. Patusky made a motion to send the Greenway Project to the Town Council with a favorable recommendation. The motion was seconded by Mr. Vigliotti. The motion carried unanimously.**

Dog Park – Ms. Patusky recused herself – Mr. Watson will be sitting in her place for this petition. Mr. Habansky referred to 8-24 review and noted proposal is consistent with the Plan of Conservation and Development. He discussed concerns he has with runoff, tree cutting and clearing, parking (addressed), location and accessibility. This will also need Inland Wetland approval. Commissioners discussed demolition of ranger station and impact on watercourses. Questioned if abatement of the ranger station is an issue. **Mr. Senft made a motion to send dog park to the Town Council with a favorable recommendation with the following stipulations:**

- No cutting of mature trees

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- Conservation office will work closely with petitioner and do one (1) year review
- No impact on other uses of the forest
- Tree fencing be utilized
- Signage at James Farm Road

The motion was seconded by Mr. Vigliotti. The motion carried unanimously.

Approval of Minutes: Mr. Vecsey made a motion to approve the minutes of March 21, 2017. The motion was seconded by Ms. Patusky. The motion carried unanimously.

Zoning Referrals:

- **2965 & 2979 Main Street – Change of Zone from RS-4 to CA –** Mr. Habansky noted this change is consistent with the POCD. Ms. Patusky made a motion to send 2965 & 2979 Main Street to the Zoning Commission with a favorable recommendation. The motion was seconded by Mr. Vecsey. The motion carried unanimously.
- **Proposed Text Amendment to Section 3.26 regarding Carnivals, Shows, and Fairs –** Mr. Patusky recused herself with Mr. Watson sitting for this petition. Referring to letter dated March 30th, Mr. Habansky discussed existing text and proposed text. Commissioners asked Ms. Philips, Zoning Chairman, to answer some questions regarding the intent of the text amendment. Discussion ensued. Mr. Senft made a motion to send to the Zoning Commission the proposed text change with a favorable recommendation noting Zoning Administrator can refer requests to the Zoning Commission if he feels it is necessary. The motion was seconded by Mr. Vecsey. The motion carried 4-1 with Mr. Silhavey voting in opposition.

Cam Site Plan Review: None

8-24 Review –

- **Dog Park** – see above

Discussion of Town Plan of Conservation & Development – Ms. Patusky questioned if the hiring of a consultant or planner was in the budget. Mr. Habansky noted that the Town has allocated funds for part-time planning services. Mr. Silhavey will resend this to the Town Council.

Discussion of Section 5.3 of the Zoning Regulations – Mr. Habansky suggested options for revising Section 5.3. First option – RN-1 and RS-4 apartment development permitted subject to Special Case application. Option two – Create an RN-2 district.

Status of Research on Medical Marijuana Regulations and Methadone Clinics – Referred to collaborative meeting of Planning and Zoning Commissions noting site visit to Milford is suggested.

Erosion & Sediment Control Plan – None

Implementation Plans –

- A. **Greenway Project** – See above
- B. **Complete Streets** – Moving forward – hoping to have phase 2 conceptual design to bring to DOT by end of May beginning of June
- C. **Coastal Resiliency Plan** – Working with Regional Council of Government and DEEP

Members Concerns and Comments – Mr. Watson informed the Commission that on May 13th at 10:00 a.m. the first Greenway bike ride will take place.

Next meeting May 16th.

Adjournment: Seeing no other business to discuss, Mr. Senft made a motion to adjourn the meeting at 8:05 p.m. The motion was seconded by Mr. Vailiot. The motion carried unanimously.

Respectfully Submitted,

Gail De Cilio

Recording Secretary

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