

**PLANNING COMMISSION MEETING
WEDNESDAY, JULY 14, 2010
TOWN HALL 7:00 P.M.**

Present: Chairman Michael Orefice, Sabrina Janco, Paul Roche (arriving at 7:04 p.m.), John Souchuns, John Sullivan, Vincent Wheeler, Matthew O'Connell, Elizabeth Brayboy and Land Use Coordinator Polly Redmond.
Also present: Highway Supervisor John Fredsall and Town Atty. Michael Rybak.

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:02 p.m. and a quorum was established.

2. APPROVE MINUTES OF PREVIOUS MEETING: 6/23/10.

Mr. Souchuns **motioned** to approve the minutes of the previous meeting, seconded by Mr. Sullivan.
Motion passed unanimously.

3. JOHN & BARBARA BIGOS – FREE SPLIT, 474 HILL ROAD.

Mr. Bigos is present and provides a 1952 deed of the property with accompanying map that correlates with the deed. The property has consisted of twelve acres since 1952 and Mr. Bigos wishes to now split off two acres that will include an existing house. He will retain the remaining 10.2 acres and combine it with adjoining land he owns. A plan by David Little, P.E., dated 4/14/10 titled "First Split" is reviewed.

Ms. Brayboy **motioned** that based on the information provided, the division of land constitutes a first cut of the property. Filing of a new mylar showing the revised property lines must be filed in the Land Records. Mr. Roche seconded the motion and it passed unanimously.

4. WILLIAM TRACY FOR MICHAEL LETOURNEAU – LOT LINE REVISIONS, LOTS 1 AND 2, DEER RUN RE-SUBDIVISION, BUCKRIDGE ROAD.

Mr. Tracy is present. Letourneau Building Corporation proposes adjustments to the lot lines of lots 1 and 2 which will not create any new lot nor change the layout of the street. Plans by Berkshire Engineering dated 11/10/08 (no revision date) titled Perimeter Survey Showing Proposed Lot Line Revisions is reviewed. The original subdivision was approved by the Planning Commission on 10/24/07 with a first revision to a lot line done 11/10/08. The reason for the lot line revision is so that Mr. Letourneau can retain control of a drainage easement instead of selling it along with lot 1. Mr. Roche **motioned** that based on the information provided, the lot line revision does not constitute a subdivision and that a new mylar showing the revised property lines be filed in the Land Records. Drainage Easements have been noted on all past subdivision/lot line revision maps and will be noted on the newest mylar to be filed. In addition, Highway Supervisor John Fredsall shall be provided a copy of this newest map (at his request). Ms. Janco seconded the motion and it passed unanimously.

5. 8-24 REFERRAL – LAND ACQUISITIONS:

James & Carol Avallone, Valley Road

First Selectman, Frank Chiaramonte and Selectmen Christina Emery and Michael Criss are present to represent.

The parcels are located on the westerly side of Valley Road (Old Route 8) and the easterly side of the Naugatuck River. Parcels are shown on Assessors Map Nos. A3, Block 01, Lots 0005 and 0007. Schedule A, legal description of the two parcels is made part of the file. The Planning Commission gives the following advisory report.

The Planning Commission renders a favorable decision that the Avallone properties as described in Schedule A be purchased by the town using monies received from a grant. The land shall be considered open space and be used specifically for fishing access and public recreation. The Planning Commission finds it to be desirable land due to the fact that each parcel adjoins Army Corp of Engineer land providing contiguous open space. The Commission also feels that it will enhance the Naugatuck River Greenway as outlined in the January 2010 Plan of Development.

Nancy LaGanga, Oakwood Drive

This item is tabled until further notice from the Board of Selectmen.

6. GLENN CHALDER – PRESENTATION OF PRELIMINARY LOW IMPACT DEVELOPMENT (LID) PROPOSALS (FOR SUBDIVISION REGULATIONS).

Also present for discussion is Highway Supervisor John Fredsall, Town Atty. Michael Rybak and William Tracy, Secretary, Farmington River Grant Committee.

Mr. Chalder is present along with Steve Trinkaus, Trinkaus Engineering. Preliminary LID Proposals are reviewed and discussed. The Commission would like copies of the Proposals written for the Zoning Regulations as well as the ones they received for the Subdivision Regulations. The Land Use Coordinator will contact the LHCEO to inquire as to what percentage other area towns are asking for in open space as one of the Proposals is to increase the open space set aside requirement. Mr. Chalder recommends that the Board of Selectmen is aware of what the Planning Commission will be proposing on regulation amendments so that Ordinances will mirror the Subdivision Regulations. William Tracy notes that the Plan of Development can also be revised accordingly. At the next Planning meeting commissioners will review, discuss and recommend proposals.

Mr. Trinkaus distributed two up-to-date LID Manuals. Copies will be made so they can be borrowed by commissioners.

7. ANY OTHER BUSINESS.

None.

8. CORRESPONDENCE.

None.

9. INVOICES.

Mr. Roche **motioned** to approve an invoice of WMC dated 2/1/10 in the amount of \$175.00, seconded by Ms. Brayboy. Motion passed unanimously.

10. ADJOURN.

Mr. Roche **motioned** to adjourn at 8:55 p.m., seconded by Mr. Sullivan. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON, CT
ON 7-20-10 AT 2:07pm
ATTEST: PATRICIA K. WILLIAMS, TOWN CLERK