

## **PLANNING COMMISSION MEETING**

**WEDNESDAY, FEBRUARY 9, 2011**

**TOWN HALL 7:00 P.M.**

Present: Chairman Michael Orefice, Paul Roche, John Sullivan, John Souchuns, Sabrina Janco, Alternate Members Elizabeth Brayboy and Matthew O'Connell and Land Use Coordinator Polly Redmond.

Absent: Vincent Wheeler

Also Present: Town Atty. Michael Rybak, Glenn Chalder, Planimetrics, Steve Trinkaus, Trinkaus Engineering

### **PUBLIC HEARING**

#### **1. OPEN HEARING – ESTABLISH QUORUM.**

Chairman Orefice called the hearing to order at 7:05 p.m. All regular members present are seated.

Public Hearing is being audiotaped.

#### **2. CONSIDER (1) ADOPTING REVISIONS TO SECTION 4.10 (STORM DRAINAGE PLANNING AND DESIGN) OF THE SUBDIVISION REGULATIONS TO INCORPORATE REQUIREMENTS FOR LOW IMPACT DEVELOPMENT AND DESIGN PRACTICES AND (2) ENDORSING A “RECOMMENDED LOW IMPACT DEVELOPMENT TECHNIQUES” MANUAL.**

Chairman Orefice read the call to hearing as published in the Republican-American on 1/15/11 and 1/23/11. The public hearing was originally set for 1/26/11 but postponed due to inclement weather. Notice of the continuation was posted on the town hall door.

Mr. Chalder makes presentation of the proposed regulations. It is noted that the Inland Wetlands Commission approved LID Regulations at their 1/3/11 meeting, the Board of Selectmen endorsed the LID Manual at their 1/19/11 meeting and the Zoning Commission approved LID Regulations at their 1/24/11 meeting. Items that shall remain on file are LHCEO notice stating that the proposed amendments do not conflict with any adopted plan or policy of LHCEO, notice from CCRPA finding no conflict with regional plans and policies or the concerns of neighboring towns, final comments from Highway Supervisor John Fredsall on the proposed LID Regulations, final comment from Steve McDonnell, W.M.C. Consulting Engineers, and notice to the Harwinton Town Clerk of the public hearing date and proposed regulations with copies made available in their office.

A soils map and index has been provided that will remain in the Land Use office. This map, received as a PDF File, should be included in the next Plan of Conservation and Development (due 2020).

Town Atty. Michael Rybak states that these LID Regulations will affect layout of proposed subdivisions and that the Planning Commission should encourage applicants to look at Low Impact Development and that LID information should be given to the developer up front if possible. In regards to subdivisions with road construction, Atty. Rybak notes that keeping drainage off the road reduces the strain on street drainage but LID is not a replacement for under drains, shoulder or curtain drains. He adds that larger easement areas for on-site LID techniques must be taken into account and all LID techniques must be clearly marked on site plans as well as recording of the Maintenance Obligation on the land records. Mr. Trinkaus notes that the design engineer must oversee LID implementation and sign off on it once completed. Projects must be constructed according to what the design engineer has proposed.

With no further discussion, P. Roche **motioned** to close the hearing, seconded by J. Sullivan. Hearing closed at 7:40 p.m.

### **REGULAR MEETING**

#### **1. OPEN MEETING – ESTABLISH QUORUM.**

Chairman Orefice called the meeting to order at 7:41 p.m. Same quorum remains.

2. **APPROVE MINUTES OF PREVIOUS MEETING: 12/8/10.**

J. Souchuns **motioned** to approve the minutes of the previous meeting with a correction to item 3, line 18 to read as follows: “Atty. Rybak states that he would **suggest**... (omit word ‘recommend’). P. Roche seconded the motion and it passed unanimously with S. Janco abstaining from vote due to her absence at the previous meeting.

3. **DISCUSSION/POSSIBLE DECISION TO CONSIDER (1) ADOPTING REVISIONS TO SECTION 4.10 (STORM DRAINAGE PLANNING AND DESIGN) OF THE SUBDIVISION REGULATIONS TO INCORPORATE REQUIREMENTS FOR LOW IMPACT DEVELOPMENT AND DESIGN PRACTICES AND (2) ENDORSING A “RECOMMENDED LOW IMPACT DEVELOPMENT TECHNIQUES” MANUAL.**

P. Roche **motioned** to endorse the Recommended Low Impact Development Techniques Manual, seconded by J. Souchuns. P. Roche **motioned** to adopt the revisions to the Subdivision Regulations for the reason that the amendments are advantageous to Harwinton and to the environment, that it promotes health, safety and general welfare, it protects existing and potential public surface and ground drinking water supplies and it provides proper provisions for soil erosion and sedimentation control. Effective date: 3/1/11 John Souchuns seconded the motion and it passed unanimously.

4. **DISCUSSION – “INCOME RESTRICTED HOUSING”, TOWN OF LITCHFIELD’S GUIDELINES.**

S. Janco brings information to commissioners on an income restricted house for sale in Litchfield to show the commission that such homes are attractive and affordable. She believes the Wilcox property on Hill Road and property located on Twenty-four Bumper Road may be good areas for this type of housing. S. Janco also distributes a section of Litchfield’s Zoning Regulations (Article V – Section 2) on Affordable Housing. Town Atty. Michael Rybak explains how the Town of Litchfield came about with these regulations and of those who are on the Litchfield Housing Trust Committee. He informs the commission that land for this purpose is usually donated or purchased with a state grant and individual plots are leased from the Litchfield Housing Trust. Atty. Rybak suggests contacting Bob Petricone from Litchfield Housing Trust to invite him to a meeting for more information. Atty. Rybak notes that a housing trust must be formed and then Income Restricted Housing regulations would be initiated by that committee. Chairman Orefice states that he doesn’t see this as a Planning Commission’s charge to initiate. P. Roche states that this commission could ask the Board of Selectmen to establish an Incentive Housing Board and Planning could be part of the process, that someone would have to present this idea to the Board of Selectmen. Atty. Rybak notes that any sites in Harwinton for Income Restricted Housing should be on sewer and water and that a “scattered site” approach as opposed to a large cluster project is probably the only possibility in Harwinton.

P. Roche **motioned** that the Chairman of Planning send a letter to the Board of Selectmen referring to page 79 and 80 of the Plan of Conservation and Development – Affordable Housing – and that, as stated on page 80, this is a matter of utmost priority for the town to address and the Board of Selectmen must address this issue immediately. J. Sullivan seconded the motion and it passed unanimously.

5. **DISCUSSION 2011-2012 BUDGET.**

P. Roche **motioned** to retain the present budget amount of \$1,450 for the 2011-2012 budget, seconded by J. Souchuns. Motion passed unanimously.

6. **ANY OTHER BUSINESS.**

Review of possible amendments to the Subdivision Regulations will take place at the next meeting. The Land Use Coordinator has kept track of all notes on possible future amendments and has forwarded a copy to each commission member.

7. **CORRESPONDENCE.**

A copy of a letter sent to the Board of Selectmen from LUC Polly Redmond dated 12/10/10 stating the Planning Commission recommends M. O'Connell to be considered as an alternate member to their commission is received. M. O'Connell has since been sworn in as an alternate member of the board with his term expiring on 11/30/13.

Notice from CT Federation of Planning & Zoning Agencies regarding Length of Service Awards is received. In addition, notice of their 63<sup>rd</sup> Annual Conference taking place on 3/24/11 at the Aqua Turf Country Club is also received. Chairman Michael Orefice will attend and will be accepting a 12-year Service Award.

8. **INVOICES.**

None.

9. **ADJOURN.**

P. Roche **motioned** to adjourn the meeting at 8:35 p.m., seconded by E. Brayboy. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator