

PLANNING COMMISSION MEETING

WEDNESDAY, JANUARY 11, 2012

TOWN HALL 7:00 P.M.

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

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:04 p.m. All regular members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 12/14/11.

P. Roche **motioned** to approve the minutes of the previous meeting, seconded by S. Janco. Motion passed unanimously with J. Sullivan refraining from vote due to his absence at the previous meeting.

3. DISCUSS PROPOSED SUBDIVISION REGULATION AMENDMENTS TO SECTIONS 1.2, 2.3.13, 2.7 AND 2.10 IN RESPONSE TO PA 11-79.

Land Use Coordinator Redmond has typed up the proposed amendments as discussed at the last Planning Commission meeting. Highway Supervisor John Fredsall has made two suggestions in his pre-review. He suggested renaming Section 2.3.13 Bond Estimate to 2.3.13 Project Estimate and to reword the paragraph that follows eliminating any reference to *performance agreements* and *security*. Mr. Fredsall also suggested keeping Section 2.10(a) and (b) [regarding *Release of Bond* and omitting only 2.10(c)] and relocating these paragraphs to create 2.7.2(a) and 2.7.2(b). P. Roche **motioned** to accept the suggestions/modifications made by J. Fredsall to the proposed regulation amendments that will be presented at public hearing on February 22, 2012 at 7:00 p.m. in the town hall. John Souchuns seconded the motion and it passed unanimously. Land Use Coordinator Redmond will make revisions and send notice to LHCEO, Harwinton Town Clerk and those listed on the Land Use Notice Requirement as required by State Statute.

4. OLD BUSINESS.

Chairman Orefice refers to two residents, Steve Criss and Christina Emery, who attended the previous Planning Commission meeting and expressed interest in becoming alternates of the commission. The position is to be filled by the Board of Selectmen but the Planning Commission can send a recommendation to them. Chairman Orefice notes that after hearing from both candidates the commission finds that both are well qualified.

E. Brayboy, noting her absence at the previous meeting and not hearing either of the candidates speak states that Christina Emery, a former Planning Commissioner, was very involved with the updating of the Plan of Conservation and Development and showed great commitment to the project. J. Souchuns states that if a decision were based only on what each candidate said, he would recommend both to the Board of Selectmen, but because of Christina Emery's past experience on the commission and her invaluable input on the POCD, he recommends C. Emery. P. Roche agrees with his fellow commissioners and states that Christina Emery must be recognized by this commission in all that she did in updating the POCD and that this commission should recommend her to the Board of Selectmen to serve as an alternate member of the board.

P. Roche **motioned** to recommend Christina Emery as an alternate member of the Planning Commission to the Board of Selectmen, seconded by J. Souchuns. Motion passed unanimously with J. Sullivan refraining from vote due to his absence at the previous meeting.

5. ANY OTHER BUSINESS.

E. Brayboy informs the commission that she attended a Land Preservation Trust forum where she found much information on farming and farm regulations and made contacts with people that would be willing to come to town hall and discuss these topics. She will get in touch with them to set up a date this could be done, possibly 2/8/12. Conservation Commission, IWWC, Zoning, Board of Selectmen, etc. will be advised of the date and will be invited to attend.

P. Roche inquires as to whether Chairman Orefice wrote a letter to the Board of Selectmen encouraging them to form an Agricultural Council to which Chairman Orefice replies he did. P. Roche points out deadlines for the Community Farms Preservation Program that will be implemented in two phases: prequalification and application/evaluation. During prequalification, interested municipalities must complete six steps by May 31, 2012. Land Use Coordinator Redmond will relay this information to the Board of Selectmen and that this commission recommends taking these steps for funding for farmland preservation through the CT Dept. of Agriculture's new Community Farms Preservation Program. J. Sullivan takes this time to commend Chairman Orefice on the well-written letter to the Board of Selectmen.

6. **CORRESPONDENCE.**

The Planning Commission has received notice of a public hearing set by IWWC for February 6, 2012 to present proposed regulation amendments. Commissioners would like to review these proposals and be provided individual copies of the proposals. Land Use Coordinator Redmond will email them to each Planning Commissioner.

7. **INVOICES.**

None.

8. **ADJOURN.**

P. Roche **motioned** to adjourn the meeting at 7:45 p.m., seconded by J. Souchuns. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON, CT
ON 1-12-12 AT 10:09 AM
ATTEST: PATRICIA K. WILLIAMSEN, TOWN CLERK