

HARWINTON PLANNING COMMISSION

WEDNESDAY, FEBRUARY 12, 2020

TOWN HALL 7:00 P.M.

Present: Chairman Michael Orefice, Lee Hall, Paul Roche, Alternate Member Debra Freidus, Alternate Member Michael Rewenko and Land Use Coordinator Polly Redmond

Also Present: Michael D. Rybak, Town Counsel

Absent: William Starr, Jon Truskauskas and Alternate Member Roland Perreault

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:00 p.m. All regular members present are seated with Alternate Member D. Freidus seated for W. Starr and Alternate Member M. Rewenko seated for J. Truskauskas.

2. APPROVE MINUTES OF PREVIOUS MEETING: 1/22/20

P. Roche **motioned** to approve the minutes of the previous meeting with correction to Item 3, Line 4 to read: "Commissioners review sections of the newly **adopted** (omit the word "amended") Harwinton 2020 Plan of Conservation...", seconded by D. Freidus. Motion passed unanimously.

3. DENNIS MCMORROW, P.E., BERKSHIRE ENGINEERING – INFORMAL DISCUSSION OF LOT LINE REVISION, 80 RIDGEWOOD DRIVE (WOLLMAN) AND 38 RIDGEWOOD DRIVE (HUBERT).

Mr. McMorrow is present along with Nelson Rebecchi, son in law of Mrs. Hubert, 38 Ridgewood Drive. A Zoning Location Survey, prepared by Berkshire Engineering, showing Proposed Lot Line Revisions, dated 12/19/19, revised 02/12/20, is reviewed. The properties are located in a Town Residential zone with 80 Ridgewood Drive being an interior lot containing 4.6 acres and 38 Ridgewood Drive containing 0.77 acres, a legal non-conforming lot. 1.65 acres of the 80 Ridgewood Drive parcel are to be conveyed and combined with 38 Ridgewood Drive. 80 Ridgewood Drive will then contain 3.007 acres and 38 Ridgewood Drive will contain 2.424 acres. A letter is on file from Torrington Area Health District dated 02/10/20 that states they have no objections to the proposed lot line revision. P. Roche **motioned** that the proposed lot line revision is not a subdivision and does not create non-conforming lots, seconded by M. Rewenko. Motion passed unanimously.

4. INFORMAL DISCUSSION – CREATION OF IMPLEMENTATION TABLE TO ASSIST WITH PLAN OF CONSERVATION & DEVELOPMENT.

P. Roche **motioned** that this discussion be tabled until the next Planning meeting, seconded by D. Freidus. Motion passed unanimously.

5. DISCUSSION – COMMISSION MEMBERSHIP AND ATTENDANCE.

This item will be discussed in combination with Item 6.

6. OLD BUSINESS.

REVIEW OF PROPOSED AMENDMENTS TO ORDINANCES 15, 34 AND 60.

Town Counsel Michael D. Rybak is present for discussion and suggests that wording found in Ordinances 15, 34 and 60 pertaining to absenteeism and removal of elected officials is in violation of General Statutes that do not authorize a municipality to set an attendance requirement and removal from office.

He states that there is general authority for the proposition that appointed officials may be removed for just cause by the appointing authority after notice and a hearing. Atty. Rybak states that the original ordinance (#15) dates back to 1961 and may have been copied from a charter municipality which had such a rule. The new ordinance to be presented at town meeting in March will not include the paragraph regarding members or alternate members who are absent from three consecutive meetings to be considered resigned. The new ordinance will call for the Planning Commission to fill a vacancy in membership, at a special meeting, for a period of thirty (30) days after the member has resigned. If the Planning Commission fails to do so, then the Board of Selectmen shall fill the vacancy.

7. NEW BUSINESS.

None.

8. ANY OTHER BUSINESS.

None.

9. CORRESPONDENCE.

Notice from the CT Federation of Planning & Zoning Agencies Annual Conference to be held on March 26, 2020 is received.

10. INVOICES.

None.

11. ADJOURN.

P. Roche **motioned** to adjourn the meeting at 7:30 p.m., seconded by L. Hall. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT

ON 2-13-20 AT 12:15pm

ATTEST TOWN CLERK

James J. Bryan