

HARWINTON PLANNING COMMISSION
WEDNESDAY, MARCH 10, 2021 7:00 P.M.
WEBEX VIRTUAL MEETING

Present: Chairman Michael Orefice, Lee Hall, Paul Roche, Alternate Member Roland Perreault and Land Use Coordinator Polly Redmond

Absent: Jon Truskauskas, Christopher Ravlin and Michael Rewenko

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:00 p.m. All members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 9/9/20

P. Roche **motioned** to approve the minutes of the previous meeting seconded by R. Perreault. Motion passed unanimously with L. Hall refraining from voting due to his absence at the previous meeting.

3. ATTY. WILLIAM J. TRACY – REVIEW OF PROPOSED LOT LINE REVISION, PROPERTY OWNED BY CAROLA PESCE TRUSTEE OF THE FREDERICK PESCE REVOCABLE TRUST, BURLINGTON ROAD, ASSESSORS MAP NO. E6-04-0001.

Atty. Tracy is present. Chairman Orefice explains the lot line revision as he understands it referencing the plans that were sent to each Commissioner by LUC Redmond. Plans prepared by Robert Green Associates are titled Property Survey – Portion of Lot E6-04-001, dated January 14, 2021. Sheet 1 showing the boundary adjustment along with location of two proposed septic systems, one on each lot. Sheet 2 is titled Miscellaneous Notes & Details, Property Survey – Portion of Lot E6-04-002 and gives 2007 & 2009 Test Hole Data and Percolation Test information from both lots. Sheet 2 also gives information on Septic System Detail and Proposed Building Use for a 500 S.F. office with four employees. Atty. Tracy notes that the septic system and building information is for future use. Atty. Tracy states that both parcels that are part of this lot line revision are owned by the same Trust. A Boundary Line Agreement is on file and will be signed by the Trustee and filed in the land records. 27.12 acres of Assessors Map No. E6-04-001 (a Light Industrial zone) with 400 feet of street frontage will be retained and sold. The remaining acreage of this lot will be joined with Assessors Map No. E6-04-010, a Country Residential zone. The Light Industrial zone area of Lot E6-04-001 (approximately 30 acres) will remain Light Industrial making Lot E6-04-010 a mixed zone. Atty. Tracy notes that Lot E6-04-001 is currently a mixed zone parcel and with this boundary adjustment, Lot E6-04-010 will now hold the mixed zone category and Lot E6-04-001 will not.

Chairman Orefice states that the title of the survey should be changed to *Property Line Adjustment* and that the new lot line shown in solid black line should have notation that it is the new property line. He also questions why the acreage of what is being transferred to Lot E6-04-010 is not noted on the plans with Atty. Tracy stating that it is a complicated factor in that the extreme west property line of Lot E6-04-010 has not been completely surveyed so the plans for now state “Approximate New Area – 65 Ac.” for Lot E6-04-010.

Chairman Orefice asks whether the strip of land being transferred over could note the acreage with Atty. Tracy stating that doing so would complicate the calculation of the entire lot and he is not sure by doing so would add anything to the plans but that the Assessors will be able to pull the acreage amount. Atty. Tracy states that in looking at the acreages noted on the Assessor’s Maps, he is not confident in them. He states that once other land is surveyed, the Assessors will know the total acreage of Lot E6-04-010.

Chairman Orefice questions the differing dotted lines, one showing the zone line as dashes and the property line to the east of the dashed line as dashes and dots. He questions what the differences mean with Atty. Tracy stating that he will check with Robert Green Associates on this. Change is also required at the front of the property where there is a triangular piece seeming to stand alone and that the bottom line of that piece should be noted as a *Former Lot Line* as it will now be part of Lot E6-04-010.

P. Roche **motioned** that the Boundary Line Adjustment between Assessors Lot Nos. E6-04-001 and E6-04-010 does not constitute a subdivision and requires no action to be taken by the Planning Commission. He adds that the revisions to the plans discussed at tonight's meeting should be made before filing in the land records. R. Perreault seconded the motion and it passed unanimously.

4. OLD BUSINESS.

Chairman Orefice notes that there is still a vacant alternate member position and that he will reach out to former alternate member Debra Freidus to see if she has any interest in coming back to the board.

5. NEW BUSINESS.

P. Roche questions what the proper way is in choosing an Interim Enforcement Officer.

LUC Redmond explains that she has been in discussions with the town attorney regarding this and that the Commissions have the authority to hire an Interim Enforcement Officer. The part time/per diem position has been published in the Republican American with a deadline to receive applications by March 19, 2021. The Commissions will then hold joint meeting to interview.

Chairman Orefice questions whether there is a probationary period for Enforcement Officers with LUC Redmond replying that there never has been one. Chairman Orefice states that he would like to be included in the interviews of applicants along with the Wetlands Commission and the Zoning Commission.

6. CORRESPONDENCE.

None.

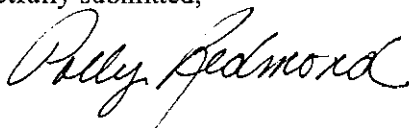
7. INVOICES.

None.

8. ADJOURN.

P. Roche **motioned** to adjourn the meeting at 7:32 p.m., seconded by R. Perreault. Motion passed unanimously.

Respectfully submitted,



Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 3-11-2021 AT 2:10 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK