

HARWINTON PLANNING COMMISSION
WEDNESDAY, JUNE 9, 2021
TOWN HALL 7:00 P.M.

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

Also Present: Atty. William Tracy and Jared Braddock, Supreme Industries

Absent – due to not being able to sign in to the WebEx meeting are: Lee Hall, Michael Rewenko and Mary Granda

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:00 p.m. All members present are seated with Alternate Member R. Perreault seated for J. Truskauskas.

2. APPROVE MINUTES OF PREVIOUS MEETING: 5/12/21

P. Roche **motioned** to approve the minutes of the previous meeting, seconded by R. Perreault.
Motion passed unanimously.

3. ATTY. WILLIAM TRACY – SUBSTITUTION OF BOND FOR EQUESTRIAN ESTATES SUBDIVISION, PLYMOUTH ROAD.

Atty. William Tracy is present and provides a reduced sized map of the entire subdivision that includes Fox Hunt Way Subdivision and Equestrian Estates Subdivision. A letter from Atty. Tracy dated 5/7/2021 is on file. The letter reads: “The completion of road and public improvements in the Equestrian Estates Subdivision was originally secured by an Agreement Not to Sell, Transfer or Mortgage, dated 8/25/2009 and recorded in Volume 221 Page 246 and Mortgage dated 8/25/2009 recorded in Volume 221 Page 249 of the Harwinton Land Records. As distinct sections of the road network have been completed and accepted or otherwise bonded, partial releases of the Agreement and Mortgage have been granted by the Town allowing lots along those sections to be sold. There is a market interest in the lots along Steeple Chase Road and construction along Steeple Chase Road will complete the connection between the accepted Fox Hunt Way and the constructed portion of Break Maiden Lane.” The letter goes on to say, “The applicant proposes to secure completion of the remaining road and public improvements with a bond so that the Agreement and Mortgage can be released of record, allowing those lots to be sold. The applicant has prepared a bond estimate for review which details the remaining work and submits the estimate with this request.”

W.M.C. Consulting Project Engineer, Robert Barneschi, has sent to the Land Use office his review of bonding for Equestrian Estates after walking the site with Jared Braddock, Supreme Industries, and, as he states in his letter, corresponding with him on several occasions to coordinate revised bond estimates.

Mr. Barneschi writes that Phase 3 of the Subdivision for Steeple Chase Road and Break Maiden Lane [northwest corner only] in the amount of \$898,037.02, revised June 9, 2021 provides adequate bonding to complete the remaining work. Atty. Tracy refers to the reduced sized map he distributed and notes that what is highlighted in green is Fox Hunt Way, which is complete and an approved town road. The blue highlighted road is Break Maiden Lane coming in off of Plymouth Road leading just shy of the intersection with Steeple Chase Road. This road, according to Atty. Tracy, needs a finished coat and is still considered a driveway to the horse barn. The yellow highlighted road is Steeple Chase Road and continues out to the northwest corner of Break Maiden Lane. Atty. Tracy notes that the bond for Steeple Chase Road will be in the form of a Letter of Credit.

It is noted by Jared Braddock that most of the drainage is in on Break Maiden Lane but does not have the base coat yet, only a binder coat. He informs the Commission that in addition to Robert Barneschi of WMC visiting the site, Public Works Director Dave Bousquet has also visited the site many times. Chairman M. Orefice notes that there is not a report from Dave Bousquet at this time on his visits nor on his thoughts on the bond amount for the completion of Steeple Chase Road and the northwestern section of Break Maiden Lane. Atty. Tracy states that the next step is to present the bond substitution with current pricing to the Board of Selectmen and for Release of Mortgage. Atty. Tracy explains that he will work with Town Counsel Michael Rybak who will look over the Letter of Credit.

Chairman Orefice states that the question is, is the bond enough, and notes that that is what WMC was reviewing. He would still like to hear from Dave Bousquet with Atty. Tracy stating that they've made sure to keep Dave Bousquet involved. It is suggested that Mr. Bousquet speak to Robert Barneschi or Steve McDonnell at WMC. (A telephone conversation with Steve McDonnell did take place between Dave Bousquet and Land Use Coordinator Polly Redmond on 6/15/2021.)

P. Roche **motioned** to approve the Substitution of Bond for Equestrian Estates Subdivision, Plymouth Road, based on W.M.C. Consulting Engineers' estimate of 6/9/2021 of \$898,037.02 to complete work on Steeple Chase Road and the northwest portion of Break Maiden Lane as outlined in yellow on a map submitted by Atty. Tracy. R. Perreault seconded the motion and it passed unanimously.

4. ATTY. WILLIAM TRACY - BOND REDUCTION FOR REMAINING CONSTRUCTION OF BREAK MAIDEN LANE.

Atty. William Tracy is present. W.M.C. Consulting Project Engineer, Robert Barneschi, has sent to the Land Use office his review of bonding for Break Maiden Lane Sta 0+00 – 13+00 after walking Break Maiden Lane coming in from Plymouth Road with Jared Braddock, Supreme Industries, and corresponding with him on several occasions. Mr. Barneschi writes that the amount of \$84,236.90, revised June 9, 2021 provides adequate bonding to complete the remaining work that includes 1-1/2" Surface course of 31,200 square feet, tack coat, signs and road striping, as-Built and Monuments and Drainage Work. The bond amount also includes a 10% Contingency. As Atty. Tracy noted in the previous discussion, the blue highlighted road on the reduced map is Break Maiden Lane coming in off of Plymouth Road leading just shy of the intersection with Steeple Chase Road. This road still needs a final coat, striping, tie-ins to drainage and an as built. It is still considered a driveway to the horse barn. Chairman Orefice refers to Subdivision Regulation 2.10 that authorizes the Planning Commission to reduce or release the bond and to act within 65 days of the request by the applicant.

P. Roche **motioned** to reduce the Performance Agreement bond for completion of Break Maiden Lane in the amount of \$84,236.90, based on W.M.C. Consulting Engineers' estimate of 6/9/2021 as outlined in blue on a map submitted by Atty. Tracy. R. Perreault seconded the motion and it passed unanimously.

5. OLD BUSINESS.

None.

6. NEW BUSINESS.

None.

7. CORRESPONDENCE.

A letter of resignation dated June 1, 2021 is received from Commissioner Jon Truskauskas.

P. Roche **motioned** to nominate Roland Perreault as a regular member to fill the vacancy left by J. Truskauskas, seconded by M. Orefice. Motion passed unanimously. Roland Perreault states that he will get sworn in by the town clerk as a regular member.

8. INVOICES.

None.

9. ADJOURN.

P. Roche **motioned** to adjourn the meeting at 7:50 p.m., seconded by R. Perreault. Motion passed unanimously.

Respectfully submitted,
Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 6-15-2021 AT 2:42 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK