

HARWINTON PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 22, 2021
TOWN HALL 7:00 P.M.

Present: Chairman Michael Orefice, Roland Perreault, Alternate Member Michael Rewenko, Alternate Member Debra Freidus and Land Use Coordinator Polly Redmond

Absent: Lee Hall, Paul Roche, Christopher Ravlin and Alternate Member Mary Granda

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman M. Orefice called the meeting to order at 7:03 p.m. All members present are seated with Alternate Member M. Rewenko seated for P. Roche and Alternate Member D. Freidus seated for L. Hall. It is acknowledged that D. Freidus has been sworn in as an Alternate Member, term expiring 11/30/2022.

2. APPROVE MINUTES OF PREVIOUS MEETING: 8/11/21

Tabled until the next meeting due to lack of a voting quorum.

3. MICHAEL LETOURNEAU – LOT LINE REVISION, 41 BUCKRIDGE ROAD.

Atty. William Tracy is present to represent Michael Letourneau who is in the audience along with his wife, Francoise. Atty. Tracy provides a map for viewing prepared by Berkshire Engineering titled Property Survey Showing Proposed Lot Line Revisions and Easement Relocations, 8/31/2021 explaining that this lot is an old non-conforming lot containing 6.19 acres according to the Assessors Street Card. Mr. Letourneau has a buyer for his property who also wishes to purchase the pond in back of the house that sits on other land owned by the Letourneau's and shown as Parcel 1 on the survey. A land swap is proposed between Parcel 1A (house lot owned by M. & F. Letourneau) and Parcel 1 (vacant land owned by Michael & Francoise Letourneau and Regis & Carmen Letourneau). The survey shows 4.185 acres to be conveyed from Parcel 1 to Parcel 1A for a total of 9.155 acres (41 Buckridge Road) and 2.734 acres to be conveyed to Parcel 1 from Parcel 1A (Parcel 1 being shown as having 49.52 acres on the Assessors Map).

M. Rewenko **motioned** that this parcel swap does not constitute a subdivision, seconded by R. Perreault. Motion passed unanimously.

R. Perreault **motioned** to add to the agenda **William Herbert, 77 Ridgewood Drive – lot line revision** with abutting property at 93 Oakwood Drive owned by Elliot and Janice Cyr. D. Freidus seconded the motion and it passed unanimously.

Mr. Herbert is present and provides a Lot Line Revision plan prepared for William Herbert by David J. Little, L.S., dated July 2021. Mr. Herbert will be conveying 5.320 acres to the Cyr's (who presently own 63.4 acres) leaving his 9.77 acre lot down to 4.45 acres with adequate frontage on Ridgewood Drive of approximately 177 feet. A letter signed by the Cyr's giving their agreement to this conveyance is on file in the Land Use office. R. Perreault **motioned** that this lot line revision does not constitute a subdivision and does not leave either lot non-compliant, seconded by D. Freidus. Motion passed unanimously.

R. Perreault **motioned** to add to the agenda Atty. William Tracy for **Pickett Brook Property, LLC/Equestrian Estates Subdivision, Bond Reduction Request**, seconded by D. Freidus. Motion passed unanimously.

Atty. William J. Tracy is present explaining that he was before this Commission back in June of this year for a bond reduction of Equestrian Estates Subdivision. They did not follow through with a Letter of Credit or a Cash Bond and the bond the town is still holding is the Agreement Not to Transfer or Mortgage. Pickett Brook Property now has buyers for some of the lots within the subdivision and the Agreement needs to be released and a new bond must be submitted in its place in order to sell these lots. Last June the bond reduction request was agreed to by the Planning Commission when it was presented to them on June 9, 2021 in the amount of \$898,037.02.

According to Jared Braddock, Building Division General Manager, Supreme Industries (also present tonight), he had contacted W.M.C. Consulting Engineers (Town Engineers) after that date asking them to go back out to the site for a walk-through because much work was done since June and they were now seeking W.M.C. approval for a further reduced bond amount of **\$501,023.65** for Phase 3 that includes a 10% Contingency. Mr. Braddock prepared and sent to the Land Use office a break down dated 9/1/2021 with items crossed off and marked as complete. A letter from W.M.C. Consulting Engineers was received in the Land Use office on 9/22/2021 that did not include a copy of the breakdown but did state they were in agreement to the amount of the bond being reduced to \$501,023.65. (A revised letter from W.M.C. dated 9/27/2021 has been received that still gives no exception to the bond amount but adds notation that *there is a significant amount of construction materials on the site that could be utilized by the town should there be a need to call the bond and that by the time the bond is reduced to the noted amount, the bituminous binder course will have been installed*. The revised letter also states that W.M.C. *recommends that no further bond reduction be considered until the project is complete and accepted by the town*.)

*As presented at the June 9, 2021 Planning Commission meeting, a bond for the remaining construction of Break Maiden Lane coming in from Plymouth Road remains at the reduced amount of **\$84,236.90** that includes a 10% Contingency.

Atty. Tracy states that if the Planning Commission approves this reduced bond amount, a Letter of Credit would be obtained from the bank and they would then go before the Board of Selectmen to release the Agreement Not to Transfer or Mortgage and accept the Letter of Credit for Phase 3 of Equestrian Estates.

*The Board of Selectmen would also make a decision on the reduced Performance Agreement bond in the amount of \$84,236.90 for Break Maiden Lane agreed to by the Planning Commission on June 9, 2021.

R. Perreault **motioned** to reduce the amount of the bond for Phase 3 Equestrian Estates Subdivision from what the Planning Commission previously approved on June 9, 2021 which was \$898,037.02 to \$501,023.65 based on the 9/22/2021 letter from W.M.C. Consulting Engineers (and the 9/27/2021 revised W.M.C. letter) that states based on their recent site walk to review the work completed and comparison with the latest ConnDOT weighted unit prices, they take no exception with the estimate of work to be completed in the amount of \$501,023.65. M. Rewenko seconded the motion and it passed unanimously.

The Commission questioned when the entire subdivision will be completed with Jared Braddock answering by next Spring.

**4. 8-24 REFERRAL – TOWN TO PURCHASE LAND ON WHETSTONE ROAD, ASSESSORS MAP NO. C6-05-290B
OWNER: CHERYL CHAMBERS**

First Selectman Michael Criss submitted an 8-24 Request to the Land Use office with Chairman Orefice reading the Purpose and Description of the Proposed Activity being "Future use by the Town of Harwinton with no restrictions for such things as Senior Housing or other Municipal needs as the Town sees fit. This is in line with the Town POCD January 2020 and commitment to future senior housing needs and is contiguous with the Thierry Property, 145 Litchfield Road with additional access off of Bentley Drive, recently purchased by the Town." R. Perreault **motioned** to give a favorable review to recommend to the Board of Selectmen to purchase land owned by Cheryl Chambers, Whetstone Road, Assessors Map No. C6-05-290B containing approximately 6.52 acres based on the 2020 POCD and the commitment to future senior housing needs and its proximity to the town's municipal complex. M. Rewenko seconded the motion and it passed unanimously.

5. FILL ALTERNATE MEMBER POSITION ENDING 11/30/22.

This was done at the previous meeting and has been placed on the agenda in error.

6. OLD BUSINESS.

None.

7. NEW BUSINESS.

None.

8. CORRESPONDENCE.

None.

9. INVOICES.

None.

10. ADJOURN.

R. Perreault **motioned** to adjourn the meeting at 8:05 p.m., seconded by M. Rewenko. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 9-27-2021 AT 12:50 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK