

**PLANNING COMMISSION MEETING**

**WEDNESDAY, MAY 9, 2012**

**TOWN HALL**

**7:00 P.M.**

Present: Paul Roche, John Souchuns, Christina Emery and Land Use Coordinator Polly Redmond

Absent: Chairman Michael Orefice, John Sullivan, Elizabeth Brayboy and Matthew O'Connell

**1. OPEN MEETING – ESTABLISH QUORUM.**

Acting Chairman P. Roche called the meeting to order at 7:08 p.m. All members present are seated with C. Emery seated for J. Sullivan.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 4/25/12.**

C. Emery **motioned** to approve the minutes of the previous meeting, seconded by J. Souchuns. Motion passed unanimously.

**3. INFORMAL DISCUSSION – RANDALL SERKEY - PRE-REVIEW OF 2-LOT SUBDIVISION, 44 LAUREL ROAD.**

Mr. & Mrs. Serkey are present along with Gary Giordano, P.E. Plans by Gary Giordano titled (1) Overall Site Plan and Sedimentation and Erosion Control Plan, dated 4/21/12, (2) Property Survey, Record Subdivision Map, Laurel Road Estates, dated 4/13/12 and (3) Lot 2 Site Plan, Laurel Estates, dated 4/21/12 are reviewed. Lot 1 contains an existing home (44 Laurel Road) with 4.658 acres and Lot 2 is proposed as a rear lot containing 14.728 acres with 150 feet of street frontage. Subdivision Regulation 4.7.5 Rear Lots allows for a maximum of 50% of lots in a subdivision to be rear lots if certain criteria are met, namely, preservation of natural resources and legal documentation of such. J. Souchuns suggests that the dense forest, brooks and boulder throughout the back portion of the land could be natural features with P. Roche adding that they could become permanent preservation of land features and would be consistent with the Plan of Conservation and Development. Mr. Serkey is informed that the natural resources and the preservation area must be delineated on the site plans when making formal application and that 4.7.5(d) calls for legal documentation assuring the permanent protection of such features. The formal application will be submitted to this commission at the Planning Commission's 5/23/12 meeting by LUC Redmond on behalf of the Serkeys and a public hearing may be set for 6/13/12, if IWWC approves the wetlands application at their 6/4/12 meeting.

**4. DISCUSSION/POSSIBLE DECISION TO AMEND SUBDIVISION REGULATIONS, SECTIONS 1.2, 2.3.13, 2.7 AND 2.10 IN RESPONSE TO PA 11-79.**

No discussion. Item tabled until the 5/23/12 Planning meeting.

**5. DISCUSSION – 8-24 REFERRALS AND PROCEDURES.**

C. Emery has typed a Draft of an 8-24 Referral form based on one that Town Counsel Michael Rybak suggested to the commission. J. Souchuns **motioned** to adopt the 8-24 Referral form and that it be sent to the Board of Selectmen for their use in any 8-24 requests. Motion seconded by C. Emery and passed unanimously.

**6. DISCUSSION – FILLING UNEXPIRED TERM OF ALTERNATE MEMBER POSITION, TERM ENDING 11-30-14.**

Brief discussion on conducting a search to fill the position takes place. Item will be taken up for discussion at the 5/23/12 Planning meeting. LUC Redmond will post a notice on the bulletin board at the front door entrance to town hall that the commission is seeking an alternate member.

**7. CONSIDER RESOLUTION OF THE COMMISSION TO APPLY FOR AFFORDABLE HOUSING GRANTS.**

J. Souchuns informs the commission that there were grants available although the funding has since run out after approximately six surrounding towns had received affordable housing grants. There is no additional funding for the current year as of January 2012. Matter is to be taken off the table for discussion at this time but he will keep commissioners informed of any changes. P. Roche states that the State of CT POCD gives affordable housing a priority and that looking at where such housing would work in Harwinton is something the commission should look into.

**8. DISCUSSION – PLAN OF CONSERVATION & DEVELOPMENT BUDGET.**

No additional funding has been added to the 2012-2013 POCD budget even though last year \$1,000.00 was added. Town Meeting is May 15, 2012 where any resident can request additions or subtractions to line items. C. Emery **motioned** that it is the belief of the Planning Commission that \$1,000.00 should be added to line item 9069: Plan of Conservation and Development for the FY 2012-2013 Budget in order for the town to be fully prepared for the next POCD. J. Souchuns seconded the motion and it passed unanimously. C. Emery will attend the 5/15/12 Town Meeting to verbally request.

**9. OLD BUSINESS.** None.

**10. ANY OTHER BUSINESS.**

Commissioners will discuss at their next meeting on 5/23/12 the Zoning Commission's initiated proposal to delete the Buildable Area definition in the Zoning Regulations in which they set a public hearing date for June 25, 2012. All members will receive another copy of the proposal in their next meeting agenda packet.

**11. CORRESPONDENCE.**

None.

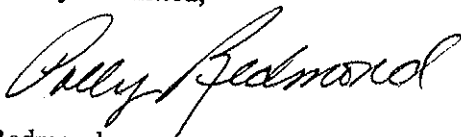
**12. INVOICES.**

None.

**13. ADJOURN.**

J. Souchuns **motioned** to adjourn the meeting at 7:56 p.m., seconded by P. Roche. Motion passed unanimously.

Respectfully submitted,



Polly Redmond  
Land Use Coordinator