

Present: Chairman Michael Orefice, Paul Roche, John Souchuns, Christina Emery, Elizabeth Brayboy, Steve Criss

Absent: John Sullivan, Matthew O'Connell

Also in attendance: Christopher Wood, AICP, Northwestern CT Planning Collaborative; Economic Development Commissioners: Kerri Ouellette, Franci Tartagliano, Jon Sederquist, John DiCarlo, Frank Hickey; Zoning Commissioner: Don Truskauskas; Members of the Public: Mike McGoff, Carl Thompson

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 S. Criss seated for J. Sullivan.

2. APPROVE MINUTES OF PREVIOUS MEETING: 6/27/12.

C. Emery **motioned** to approve the minutes, P. Roche seconded the motion and it passed unanimously.

3. INFORMATIONAL MEETING- DISCUSSION OF TOWN CENTER/BUSINESS ZONE Christopher Wood, AICP, Northwestern CT Planning Collaborative, members of the Harwinton Zoning Commission and Harwinton Economic Development Committee were formally invited. M. Orefice provided background on the Zoning Commission's proposal to rezone portions of Harwinton for commercial use and quoted the Harwinton Plan of Development's goal of keeping Harwinton rural. D. Truskauskas stated that the Zoning Commission was looking for direction from the Economic Development and Planning Commissions on ways to encourage small in-home businesses. K. Ouellette stated that the Board of Selectmen asked the EDC to study ways to encourage business growth in town. S. Criss proposed developing a Town Center by constructing a road that connects Whetstone and Bentley Drive. C. Emery requested to see what the zoning regulations would be for the proposed area to be rezoned. J. Souchuns noted that the Village Center Vitality Study program could help develop a customized strategy for Harwinton and be tied into the State's new tourism marketing efforts.

Christopher Wood described the two goals; first, how can the EDC provide space for home businesses to grow and second, what should the Town Center for Harwinton look like. He explained that Harwinton could either adopt Village District Statues, or adopt codes and standards that specific design standards. We first need to define the area by asking how big, where, and density. Infrastructure also needs to be addressed by studying what exists and what is necessary. After the basic goals are identified, the Town needs to analyze existing land conditions, target areas, and have a charette to engage the community in the process. Mr. Wood will research if Harwinton is eligible for a Performance Incentive Grant. M. Orefice asked all land use and EDC commissioners to read and abide by the Town Plan of Conservation and Development.

Comments from the Public: Mike McGoff stated that Harwinton residents purchased property in a country/residential area and do not want to see further commercial development. Carl Thompson asked how zoning can either prevent or encourage businesses.

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

M. Orefice noted that Marty Connor, City Planner for Torrington was still working on proposed regulations that may be used as a model. The issue was tabled.

5. OLD BUSINESS None

6. ANY OTHER BUSINESS. None

7. CORRESPONDENCE. None

8. ADJOURN.

P. Roche **motioned** to adjourn the meeting at 8:30 p.m., seconded J. Souchuns. Motion passed unanimously.

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AUG 23 2012

TOWN CLERK

Respectfully submitted,

Christina Emery