

PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 12, 2012
TOWN HALL 7:00 P.M.

Present: Chairman Michael Orefice, Paul Roche, John Souchuns, Alternates Matthew O'Connell and Steven Criss and Land Use Coordinator Polly Redmond. John Sullivan arrived at 7:20 p.m.

Also present: First Selectman Michael Criss. Absent: Christina Emery and Elizabeth Brayboy

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:00 p.m. All regular members present are seated with S. Criss seated for C. Emery and M. O'Connell seated for J. Sullivan.

2. APPROVE MINUTES OF PREVIOUS MEETING: 8/8/12.

P. Roche **motioned** to approve the minutes of the previous meeting, seconded by J. Souchuns. Motion passed unanimously. M. O'Connell refrains from voting due to his absence at the previous meeting.

3. INFORMAL DISCUSSION – OPM'S LOCATIONAL GUIDE MAP. PUBLIC HEARING SET FOR 9/18/12 IN GOSHEN.

First Selectman Michael Criss is present to discuss areas of possible discrepancies on the Locational Guide Map. He notes that the information from census blocks was used for guidance by the state to develop this map and states that local Plan of Conservation and Development and mapping will always supersede the states but that this mapping will aid towns in funding for affordable housing, recreation, economic development, land acquisition, etc. P. Roche states that he would like to see an amended draft of the Locational Guide Map before it becomes adopted. LUC Redmond will gather Zoning Commission and Planning Commission's comments and forward them to First Selectman Michael Criss to be submitted at the September 18, 2012 public hearing in Goshen Town Hall. Those comments will be as follows:

- (1) the area highlighted in pink, Priority Development Area, at the southern edge of town on Hill Road bordering the Town of Plymouth. The Zoning Commission believes this area should be shaded in yellow for Balanced Growth Areas;
- (2) the area highlighted in brown, Priority Conservation Area, at the northeast edge of town on Route 4 bordering the Town of Burlington. The Zoning Commission believes this area should be shaded in pink for Priority Development Areas as it is located in a Light Industrial zone and
- (3) the area highlighted in brown, Priority Conservation Area, at the northern edge of town on Route 4 bordering the City of Torrington. The Planning Commission believes this area should be shaded in pink for Priority Development Areas.
- (4) the area highlighted in brown, Priority Conservation Area, at the southwest edge of town on Litchfield Road/Route 118 bordering the Town of Litchfield. The Planning Commission believes this should be shaded in yellow for Balanced Growth Areas. (*Zoning had called for this area to be changed to a Priority Development Area but the Planning Commission notes that this area is very much residential and there is no pressure for commercial development in this area.)

- (5) the large area highlighted pink, Priority Development Areas, at the northeast corner of town bordering the City of Torrington. The Planning Commission believes this should be shaded in yellow for Balanced Growth Areas.
- (6) That the conservation area off of White Oak Drive is being shown but that the five remaining Land Conservation Trust properties are not.
- (7) That Lead Mine Brook is not shown on the map.
- (8) That the Carros property recently acquired by the Town of Harwinton is not shown as open space.
- (9) Question on whether the state's open space agrees with the Town of Harwinton's.

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 will be placed on the next Planning Commission meeting agenda.

5. OLD BUSINESS.

None.

6. ANY OTHER BUSINESS.

The commission is made aware that the Town of Harwinton is no longer a member of the Northwest Regional Planning Collaborative as the Collaborative has raised their membership fees and are interested in only keeping the original eight towns invited to join to which Harwinton was not one.

7. CORRESPONDENCE.

None.

8. INVOICES.

None.

9. ADJOURN.

P. Roche **motioned** to adjourn the meeting at 8:00 p.m., seconded by J. Souchuns. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED
SEP 18 2012
TOWN CLERK