

PLANNING COMMISSION MEETING

WEDNESDAY, OCTOBER 24, 2012

TOWN HALL 7:00 P.M.

Present: Chairman Michael Orefice, Paul Roche, John Souchuns, John Sullivan and Alternate Member Steve Criss and Land Use Coordinator Polly Redmond

Absent: Christina Emery, Elizabeth Brayboy, Matthew O'Connell

PUBLIC HEARING

1. OPEN HEARING – ESTABLISH QUORUM.

Chairman Orefice called the hearing to order at 7:04 p.m. All regular members present are seated with Alternate Member S. Criss seated for C. Emery.

2. DOUG ROY – APPLICATION FOR TWO-LOT RESUBDIVISION, SHANLEY FARMS SUBDIVISION, 601 HILL ROAD.

Chairman Orefice reads the call to hearing as published in the Republican-American on 10/13/12 and 10/24/12. Receipts from certified mailings to neighbors within 200 feet of the proposed activity are checked against names on the site plans. All are in order. Mr. Roy is present along with Joseph Green, Robert Green Associates. Site Plans titled (sheet 1 of 6) Re-subdivision Map, Assessors Lot 15, Shanley Farms prepared for Douglas Roy, dated 7/27/12, (sheet 2, 3 and 4 of 6) Site Development Grading and Sedimentation Control Map, dated 7/27/12, (sheet 5 and 6 of 6) Miscellaneous Note and Details, prepared by Robert Green Associates are reviewed. Mr. Green reviews the resubdivision that will leave one lot with 3.2 acres and an existing house and one lot with 65 acres where Mr. Roy plans to build a home. The approximate 1200 foot long driveway exists but will be graded in a regulated area in which the IWWC approved on 10-1-12. TAHD and DOT approvals have been received and remain on file. Chairman Orefice opens the floor for public comment at this time.

Elaine Schiavone, 589 Hill Road, questions whether the home occupation permit that Mr. Roy holds would be transferable to a new owner of the property. It is explained that permits run with the land and home occupation permits are filed in the land records. If a new owner of the property wishes to carry on with the identical business, it would be permitted, but it could not become something other than that. Ms. Schiavone questions whether spot zoning would be allowed if the new property owner would like to change the zone from a country residential zone to a retail service/light industrial zone. She was assured that spot zoning would not be allowed.

LUC Redmond reminds Mr. Green that the cross-section of the driveway must be on any plans that are filed in the land records.

With no further comments, P. Roche **motioned** to close the hearing at 7:25 p.m., seconded by J. Souchuns. Motion passed unanimously.

REGULAR MEETING

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:25 p.m. Same quorum exists.

2. APPROVE MINUTES OF PREVIOUS MEETING: 10/10/12

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

3. **DISCUSSION/POSSIBLE DECISION - DOUG ROY –APPLICATION FOR TWO-LOT RESUBDIVISION, SHANLEY FARMS SUBDIVISION, 601 HILL ROAD.**

P. Roche **motioned** to approve the application for resubdivision of 601 Hill Road based on site plans presented and appropriate approvals received. J. Souchuns seconded the motion and it passed unanimously.

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. LUC Redmond will check surrounding towns for any amendments to their Subdivision Regulations in relation to PA12-182. Contact with Rick Lynn, LHCEO and/or CCM will also be made.

5. **OLD BUSINESS.**

None.

6. **ANY OTHER BUSINESS.**

None.

7. **CORRESPONDENCE.**

None.

8. **INVOICES.**

None.

9. **ADJOURN.**

P. Roche **motioned** to adjourn the meeting at 7:33 p.m., seconded by J. Souchuns. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 10-25-12 AT 1:00pm
ATTEST NANCY E. ELDRIDGE TOWN CLERK