

**PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 23, 2013
TOWN HALL 7:00 P.M.**

Present: Chairman Michael Orefice, Paul Roche, John Sullivan, John Souchuns (arriving at 7:06 p.m.), Christina Emery, Alternate Member Matthew O'Connell and Land Use Coordinator Polly Redmond
Absent: Steven Criss

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:03 p.m. All regular members present are seated. Alternate Member Matthew O'Connell is seated for John Souchuns.

2. APPROVE MINUTES OF PREVIOUS MEETING: 1/9/13

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

3. INFORMAL DISCUSSION – PROPERTY OF ANDREW KASZNAY, WHETSTONE ROAD.

Mr. Kasznay is present with a map of his property. Chairman Orefice reminds Commissioners that discussion took place at the last Planning Commission meeting regarding a site walk of the Kasznay property. The census of the Commission at the last meeting was that they would like to see a map of this property. Chairman Orefice notes that this is not a presentation by Mr. Kasznay or a decision-making process at this time. This may one day come before this Commission under an 8-24 Recommendation by the Planning Commission for acquisition of land and if it does, the Commission will weigh in their opinion at that time. A Perimeter Survey by Robert Sterling is presented for viewing only.

Alternate M. O'Connell is unseated upon John Souchuns' arrival at 7:06 p.m.

4. INFORMAL DISCUSSION – PROPERTY OF CLAIRE CARLSON, 176 WOODCHUCK LANE, POSSIBLE TWO-LOT RESUBDIVISION OF LAND ON COUNTY LINE ROAD, ASSESSORS MAP NO. E7-02-0023. REPRESENTED BY SCOTT BUTCHER.

No one is present to represent. Commissioners review a map of Carlson Subdivision #2 that LUC Redmond presented. Research by LUC Redmond in the Town Clerk's land records produced Map 325 dated 9-18-71 for a 5 lot subdivision with no rear lots. Map 405 showing the entire property after the 5 lot subdivision. Map 419 dated 1-16-76 for a 3 lot resubdivision creating one rear lot (lot 3). Map 611 dated 1-16-83 which was resubdivision #3 created lot 4 – a second rear lot. Map 769 dated 1-5-89 conveyed a portion of remaining land to Dumas to the south and to Ferraresso to the west. Total subdivisions and resubdivisions created 9 lots with 2 rear lots. Commissioners see no problem with further subdivision of the remaining land with possible rear lots but clarify that this is not a formal decision.

5. INFORMAL DISCUSSION – PROPERTY OF PHILIP AND ROSALIE MURPHY, 744 HILL ROAD, REVIEW OF LOT LINE REVISION BETWEEN LOTS 7 & 8, ASSESSORS MAP NOS. B2-03-0007 & B2-03-0008. REPRESENTED BY MICHAEL PINETTE.

No one is present to represent. A site plan showing revision to lot lines of Lot 7 and Lot 8 by Robert Green Associates was presented to the Land Use office and is reviewed at this time. The Commission does not rule over lot line revisions but if Mr. Pinette would like to attend a meeting as a courtesy, they would welcome him.

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

LUC Redmond will implement the changes from PA12-182 into the Subdivision Regulations replacing Regulation 2.7 and 2.7.3. The Commission will review at their next meeting and then confer with town counsel.

7. DISCUSSION –ALTERNATE COMMISSION MEMBER POSITION.

The Board of Selectmen accepted Michael Letourneau as an alternate member of the Planning Commission.

8. REVIEW 2013-2014 PLANNING COMMISSION BUDGET AND 2013-2014 PLAN OF CONSERVATION AND DEVELOPMENT BUDGET.

P. Roche **motioned** that \$1,000.00 be entered into the 2013-2014 POCD budget request, seconded by C. Emery. P. Roche would like to stress the importance of funding the POCD in accordance with the Plan of Conservation and Development as noted on page 88 under “Ongoing Updating to the Plan of Conservation and Development” which states that funds should be set aside for consultant help in updating and creating the next required Plan. Last year the Commission overlooked requesting funds and therefore none were added.

C. Emery **motioned** that the Planning Commission’s 2013-2014 budget request be set at \$1035.00, reduced from \$1360.00, seconded by J. Sullivan. Motion passed unanimously.

9. OLD BUSINESS.

The State of CT OPM has released their responses to towns’ comments on the State Plan of Conservation and Development. Responses can be found at <http://www.ct.gov/opm/cwp/view.asp?a=2990&q=467686>. A summary of changes is included on the website along with their responses to specific comments.

The Planning Commission asks that First Selectman, Michael Criss, remain proactive in making sure OPM follows through with the changes to the Locational Guide Map as requested by the Town of Harwinton.

10. ANY OTHER BUSINESS.

None.

11. CORRESPONDENCE.

Information on CT Bar Association’s Education and Training Program for Planning and Zoning members is received. The seminar program will be held on Saturday, March 16, 2013 at Wesleyan University. Cost is \$45.00 and runs from 8:30 a.m. to 4:30 p.m.

12. INVOICES.

None.

13. ADJOURN.

P. Roche **motioned** to adjourn the meeting at 8:10 p.m., seconded by C. Emery. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED

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TOWN CLERK