

**PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 13, 2013
TOWN HALL 7:00 P.M.**

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

Absent: John Souchuns, Christina Emery, Matthew O'Connell and Steven Criss

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:05 p.m. All regular members present are seated. Alternate M. Letourneau is seated for C. Emery.

2. APPROVE MINUTES OF PREVIOUS MEETING: 1/23/13

P. Roche **motioned** to approve the minutes of the previous meeting, seconded by J. Sullivan. Motion passed unanimously with M. Letourneau refraining from vote.

3. DENNIS MCMORROW, P.E./BERKSHIRE ENGINEERING FOR JOHN QUARTIERO – TWO LOT SUBDIVISION, 3 BIRCH HILL ROAD.

Dennis McMorro, P.E. is present to represent. Plans by Berkshire Engineering are reviewed and include Record Subdivision Map, dated 12/12/12, Site Development Plan, dated 1/28/13, revised 2/6/13 to remove alternate septic for lot 1 and approximate well location on lot 1, Erosion and Sedimentation Control Plan, dated 1/28/13, revised 2/6/13 to remove alternate septic for lot 1 and Details and Notes dated 1/28/13. Mr. McMorro explains that he appeared before the IWWC on 2/4/13 who determined they had no jurisdiction over this activity due to the fact that there are no proposed regulated activities. The septic reserve area for lot 1, if and when needed, would be a regulated activity and would go before the Wetlands Commission at that time. Mr. McMorro informs the commission that he has been working with Robert Smith, Sanitarian, TAHD, and two options for reserve areas were looked at. One option was to place the reserve for lot 1 on the south side of Pickett Brook that involved crossing wetlands. IWWC agreed to the other option of locating the reserve on the north side of Pickett Brook although Mr. McMorro states that he just received word from the State Health Dept. that they may not go along with this location and that the site plans may need to be revised once again for relocating the reserve to the south side of the brook which could also result in changing the property lines of the two lots. He is meeting with the State Health Dept. on Friday, February 15, 2013 and plans will be revised according to the results of that meeting. Mr. McMorro points out that there is no land within the proposed subdivision for parks or playgrounds with Chairman Orefice stating that he doesn't see any benefit to providing open space within this subdivision (S.D. Regulation 4.17.3(b)). P. Roche **motioned** to set the application for a public hearing on Wednesday, February 27, 2013 at 7:00 p.m. in the town hall, seconded by J. Sullivan. Motion passed unanimously.

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.

Scott Butcher, Donna Dablain and Joe Carlson are present with a copy of Map 769, filed in the Town Clerk's land records, for review purposes only. Ms. Dablain and Mr. Carlson are children of Claire Carlson. Guidance is given by the commission on possible ways to subdivide the property or implement lot line adjustments depending on what they wish to do with the land. They thank the commission for their time in offering suggestions and discussing regulations with them. (*See also Planning minutes of 1/23/13 for previous discussion by the commission.)

5. **DISCUSSION/POSSIBLE DECISION TO AMEND SUBDIVISION REGULATIONS, SECTIONS 1.2, 2.3.13, 2.7 AND 2.10 IN RESPONSE TO PA11-79 AND PA12-182.**

No discussion. Item will be placed on the next meeting agenda.

6. **OLD BUSINESS.**

None.

7. **ANY OTHER BUSINESS.**

None.

8. **CORRESPONDENCE.**

Board of Selectman minutes of 2/5/13 are received regarding future Planning Commission 8-24 referrals for town owned property acquired as a result of a tax auction held in November 2011.

CFPZA Annual Conference notice received. Conference to be held on March 14, 2013 at the Aqua Turf Country Club.

CT Landscape Architectural Magazine received.

9. **INVOICES.**

None.

10. **ADJOURN.**

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

Respectfully submitted,

Polly Redmond
Land Use Coordinator

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TOWN CLERK