

Present: Chairman Michael Orefice, Paul Roche, John Souchuns and Land Use Coordinator Polly Redmond

Also Present: Town Atty. Michael D. Rybak

Absent: Christina Emery and Michael Letourneau

1. **OPEN MEETING – ESTABLISH QUORUM.**

Chairman Orefice called the meeting to order at 7:00 p.m. All members present are seated.

2. **APPROVE MINUTES OF PREVIOUS MEETING: 3/26/14**

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

3. **ATTY. WILLIAM TRACY FOR PICKETT BROOK PROPERTY, LLC – REVIEW PHASE 2 BOND FOR EQUESTRIAN ESTATES, PLYMOUTH ROAD.**

Atty. William Tracy, legal counsel for Pickett Brook Property, LLC, is present and has written a letter to the Planning Commission dated 3/20/14 giving notification that Pickett Brook Property is intending to begin Phase II of Equestrian Estates and that a bond estimate has been reviewed and approved by WMC Consulting Engineers in the amount of \$470,075.42. Atty. Tracy explains that the applicant wishes to request approval to secure the performance of this phase with a surety bond pursuant to Section 2.7.2.3 of the Subdivision Regulations. In response to this request, Town Atty. Michael Rybak gave his opinion in an email dated 3/25/14 to Land Use Coordinator P. Redmond that states he cannot recommend that the Planning Commission accept an insurance company surety bond as opposed to a letter of credit issued by a local bank. He stands by that opinion tonight. In regards to the amount of bond, he refers to WMC Consulting Engineers' review. Highway Supervisor, John Fredsall, in an email dated 3/26/14, states his agreement with Atty. Rybak that a cash bond or letter of credit works far better. P. Roche **motioned** that the amount of the bond is adequate, seconded by J. Souchuns. Motion passed unanimously. In regards to the form of bond, P. Roche **motioned** to not accept a surety bond based on the opinion and comments made by the Town Atty., seconded by J. Souchuns. Motion passed unanimously.

4. **JOSEPH GREEN, P.E., ROBERT GREEN ASSOCIATES FOR J&F ASSOCIATES – APPLICATION FOR 3-LOT SUBDIVISION, WILDCAT RIDGE, 600 WILDCAT HILL ROAD.**

Mr. Green is present. Plans prepared by Robert Green Associates titled Subdivision Map, Assessors Lot 2, Wildcat Ridge, Sheet 1 of 4, dated 3/28/14, Sheet 2 of 4 titled Topographic Map & Site Development Map, dated 3/28/14, Sheet 3 of 4 titled Miscellaneous Notes & Details, dated 3/28/14 and Sheet 4 of 4 titled and dated the same as Sheet 3 are presented. LUC Redmond has approved the Wetlands Application for non-regulated activities and will notify the IWWC. Torrington Area Health District has an application before them. The plans are checked for compliance with the Subdivision Regulations requirements. P. Roche **motioned** to accept the application and set a public hearing for Wednesday, April 23, 2014 at 7:00 p.m. in the town hall, seconded by J. Souchuns. Motion passed unanimously.

5. **OLD BUSINESS.**

Discussion takes place on notices of determinations published in newspapers and decision letters to applicants.

6. **ANY OTHER BUSINESS.**

Mr. Roland Perreault, 165 Delay Road, is present. He is interested in filling a vacant Alternate Member position at this time. P. Roche **motioned** to accept Mr. Perreault as an Alternate Member whose term will expire 11/30/16, seconded by J. Souchuns. Motion passed unanimously. Mr. Perreault is instructed to be sworn in by the Town Clerk prior to the next Planning Commission meeting on April 23, 2014.

7. **CORRESPONDENCE.**

Email from First Selectman Michael Criss stating it is mandatory for land use commissioners to attend a Training Workshop to be held here at town hall with Bruce Hyde, AICP, Center for Land Use Education and Research, UCONN. Option dates were given. LUC Redmond would like to hold the workshop on Tuesday, May 13, 2014 from 6-8 p.m. so it will not interfere with any land use commission meetings. A Special Meeting notice will be filed and mailed out for May 13, 2014.

8. **INVOICES.**

None.

9. **ADJOURN.**

P. Roche **motioned** to adjourn the meeting at 7:50 p.m., seconded by J. Souchuns. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 4-16-14 AT 2:17pm
ATTEST NANCY E. ELDRIDGE TOWN CLERK