

**PLANNING COMMISSION MEETING  
WEDNESDAY, APRIL 23, 2014  
TOWN HALL 7:00 P.M.**

Present: Chairman Michael Orefice, Paul Roche, John Souchuns, Christina Emery, Michael Letourneau, Alternate Member Lee Hall, Alternate Member Roland Perreault and Land Use Coordinator Polly Redmond

**PUBLIC HEARING**

**1. OPEN HEARING – ESTABLISH QUORUM.**

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

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

Chairman Orefice reads the call to hearing as published in the Republican American on 4/12/14 and 4/23/14. Joseph Green, P.E., Robert Green Associates is present and submits proof of mailings giving neighbors notice of this public hearing. TAHD approval has been received and is dated 4/21/14. IWWC application has been signed off by LUC Redmond as a report from Soil Science and Environmental Services, Inc. dated 7/8/13 notes there are no wetlands or watercourses on the property. A Project Report by Robert Green Associates dated 3/28/14 is on file. The parcel is 14 acres located in a Country Residential zone. Subdivision Plans by Robert Green Associates dated 3/28/14 are presented for review. They include a Topographic Map & Site Development Map dated 3/28/14 and Miscellaneous Notes & Details dated 3/28/14. The entire parcel contains 14 acres. Lot 2-1 contains an existing home with 5.921 acres proposed, Lot 2-2, a rear lot, will contain 5.275 acres and Lot 2-3 will contain 2.754 acres. Mr. Green notes that a 20 foot mutual right-of-way over Lot 2-1 to Lot 2-2 will be distinguished on the filed map. Question arose as to whether Highway Supervisor John Fredsall reviewed the plans with M. Letourneau foreseeing drainage problems with the runoff from the proposed driveways. LUC Redmond states that she shows all subdivision plans to Mr. Fredsall but has nothing in writing from him.

Chairman Orefice opened the floor for public comment to which there is none.

With no further comments from the Commissioners, P. Roche **motioned** to close the public hearing at 7:20 p.m., seconded by M. Letourneau. Motion passed unanimously.

**REGULAR MEETING**

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

Chairman Orefice called the meeting to order at 7:20 p.m. All regular members present are seated.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 4/9/14**

P. Roche **motioned** to approve the minutes of the previous meeting, seconded by J. Souchuns. Motion passed unanimously with C. Emery and M. Letourneau refraining from voting due to their absence at the 4/9/14 meeting.

**3. DISCUSSION/POSSIBLE DECISION - J&F ASSOCIATES – APPLICATION FOR 3-LOT SUBDIVISION, WILDCAT RIDGE, 600 WILDCAT HILL ROAD.**

Commissioners would like to receive written communication from Highway Supervisor John Fredsall on his review of the subdivision plan and to address any drainage issues for the proposed driveways. Discussion/possible decision will be on the next meeting agenda set for May 14, 2014.

4. **OLD BUSINESS.**

LUC Redmond has typed a Memorandum of Decision for Pickett Brook Property, LLC, Equestrian Estates, Lot Line Revision for Lots 1 and 29. Town Atty. Michael Rybak has reviewed it. It will be requested that this Memorandum of Decision be filed with the Lot Line Revision map in the Office of the Town Clerk.

5. **ANY OTHER BUSINESS.**

LUC Redmond informs Commissioners of two Special Meetings; one on June 3, 2014 at 7:00 p.m. to discuss Zoning Regulations with the Zoning Commission. IWWC, Town Atty. Michael Rybak, ZBA, Lake Harwinton Association and the Agricultural Committee will be invited to attend. The second Special Meeting will be June 10, 2014 from 6:00 – 8:00 p.m. and will be a Land Use Education Training Workshop with Bruce Hyde, AICP, UCONN. IWWC and Planning are required to attend. Both meetings are open to the public.

Three members of Lewis Mills High School are in attendance for their Civics class. Discussion on what the Planning Commission is entrusted to do takes place.

6. **CORRESPONDENCE.**

None.

7. **INVOICES.**

None.

8. **ADJOURN.**

P. Roche **motioned** to adjourn the meeting at 7:45 p.m., seconded by C. Emery. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 4/30/2014 AT 11:00 AM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK