

PLANNING COMMISSION MEETING
WEDNESDAY, MAY 28, 2014
TOWN HALL 7:00 P.M.

Present: Chairman Michael Orefice, Alternate Member Lee Hall, Alternate Member Roland Perreault and Land Use Coordinator Polly Redmond

Absent: Paul Roche, John Souchuns, Christina Emery and Michael Letourneau

PUBLIC HEARING

1. OPEN HEARING – ESTABLISH QUORUM.

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

2. PICKETT BROOK PROPERTY, LLC – APPLICATION FOR 2-LOT RESUBDIVISION, 50 WOODCHUCK LANE.

Chairman Orefice reads the call to hearing as published in the Republican American on 5/17/14 and 5/25/14. Joseph Green, P.E., Robert Green Associates is present. Subdivision plans titled Resubdivision Map Assessors Lot 1201 Fennwood, dated 2/14/14, Topographic Map & Site Development Map, 2/14/14, revised to 3/31/14 and Miscellaneous Notes & Details dated 2/14/14 are reviewed. The 9.176 acre property is located in a Country Residential zone with a proposal for Lot 1201-1 to contain 3.766 acres and Lot 1201-2 to contain 5.410 acres. A letter from Highway Supervisor John Fredsall dated 5/15/14 is on file that states he has reviewed the subdivision plans and driveway locations and has no issues. TAHD has reviewed the subdivision plans and has sent a letter dated 3/7/14. IWWC approved the application on 4/7/14. In response to the Planning Commission's request at the last meeting to try and obtain any historical information for Lot 1201-1, Mr. Green states that he had contacted Town Historian Roger Plaskett who informed him that even if the property was researched there would be no historical information found. Chairman Orefice opens the floor for public comment at this time.

Donata Odorcuk, 15 Barber Road, questions the proposed size of the house and whether the existing house on Lot 1201-1 will remain as is. Mr. Green states that the proposed house on the site development plan shows a 40' x 70' house and that the house on Lot 1201-1 will remain as is.

James Lucas, 119 Woodchuck Lane, questions where the existing driveway cuts are on the property and notes that there are two openings on Lot 1201-2, one in which has been used to bring material in. He notes that it is at a 45 degree angle approximately 50 feet from where the proposed driveway is being shown for Lot 1201-2. Chairman Orefice states that if the accessway is off the property line of Lot 1201-2 and on the Kurtich's property, it is beyond the Planning Commission's control to review as it is not part of this subdivision. Mr. Green states that he does not have an answer as to activities taking place as he is the engineer.

3. CONTINUE OR CLOSE HEARING.

With no further questions, R. Perreault **motioned** to continue the public hearing to Wednesday, June 11, 2014 at 7:00 p.m. in the town hall to bring back clarification on the accessway being used that is not shown on the site plans. L. Hall seconded the motion and it passed unanimously.

REGULAR MEETING

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:30 p.m. Same quorum exists.

2. APPROVE MINUTES OF PREVIOUS MEETING: 5/14/14

Tabled due to lack of a voting quorum.

3. DISCUSSION/POSSIBLE DECISION – PICKETT BROOK PROPERTY, LLC – APPLICATION FOR 2-LOT RESUBDIVISION, 50 WOODCHUCK LANE.

No discussion.

4. OLD BUSINESS.

None.

5. ANY OTHER BUSINESS.

R. Perrault informs the Commission that he attended CCMs workshop in Newtown on Municipal Meetings: Understanding Parliamentary Procedure. He will scan information and send on to Planning Commissioners.

6. CORRESPONDENCE.

None.

7. INVOICES.

None.

8. ADJOURN.

R. Perreault motioned to adjourn the meeting at 7:35 p.m., seconded by L. Hall. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 6-2-14 AT 12:43 pm
ATTEST NANCY E. ELDRIDGE TOWN CLERK