

Present: Paul Roche, John Souchuns, Alternate Member Lee Hall, Alternate Member Roland Perreault and Land Use Coordinator Polly Redmond

Absent: Chairman Michael Orefice, Christina Emery and Michael Letourneau

PUBLIC HEARING - continued

1. OPEN HEARING – ESTABLISH QUORUM.

Acting Chairman Paul Roche called the hearing to order at 7:00 p.m. All regular members present are seated with Alternate Member R. Perreault seated for C. Emery and Alternate Member L. Hall seated for M. Orefice. L. Hall has listened to the audio recording of the 9/10/14 Planning public hearing in which he did not attend. R. Perreault was absent at the last meeting held 9/24/14 but the application was not discussed as Atty. Tracy only requested a continuance of the public hearing. Both alternates are qualified to be seated and vote if required.

2. PICKETT BROOK PROPERTY, LLC – APPLICATION FOR RESUBDIVISION OF LOT 1, EQUESTRIAN ESTATES, PLYMOUTH ROAD.

Atty. William Tracy, Jr. is present to represent. Revised plans prepared by Kratzert, Jones & Associates, Inc. are submitted for review and titled Subdivision Plan Lot 1 Equestrian Estates, dated 3/25/14, revised to 9/23/14 and Site Development Plan for Lot 1 Equestrian Estates dated 3/25/14, revised to 9/23/14. Atty. Tracy explains that revisions were made in connection with concerns of Highway Supervisor John Fredsall regarding the sight line easement to the south on Plymouth Road. The sight line now is shown as the same design proposed in the original plans of Equestrian Estates Subdivision. The proposed sight line is noted on the site plans stating that *the sight easement is to establish the perpetual right of the owner of Lot 1 to re-grade and maintain the area within the easement so that there is a clear line of sight anywhere across the easement area between an observers eye at an elevation of 3.5 feet above the pavement edge and an object one foot above the pavement edge.* Atty. Tracy states that grading is presently being done on this lot so there won't be any impairment at the time the road (Break Maiden Lane) is established. Material taken out is to be used for the road bed. The lot layout is engineered as a corner lot as it will become a corner lot once proposed Break Maiden Lane is constructed and the deed for this lot will state that the driveway will be relocated to exit out onto Break Maiden Lane once it is constructed. It is noted that W.M.C. Consulting Engineers has reviewed the site plans and has no issue as noted in their email to the Land Use office dated 10/8/14. Highway Supervisor John Fredsall discussed the revised plans with Atty. Tracy and also has no concerns.

3. CONTINUE OR CLOSE HEARING.

With no comment from the public and no further comments from Commissioners, J. Souchuns **motioned** to close the hearing at 7:15 p.m., seconded by L. Hall. Motion passed unanimously.

REGULAR MEETING

1. OPEN MEETING – ESTABLISH QUORUM.

Acting Chairman Roche called the meeting to order at 7:15 p.m. with the same quorum of members.

2. **APPROVE MINUTES OF PREVIOUS MEETINGS: 5/14/14, 5/28/14 AND 9/24/14**

J. Souchuns **motioned** to approve the minutes of 9/24/14, seconded by L. Hall. Motion passed unanimously with R. Perreault refraining from vote due to his absence at the 9/24/14 meeting. Approval of minutes from 5/14/14 and 5/28/14 are tabled due to lack of a voting quorum.

3. **DISCUSSION/POSSIBLE DECISION – PICKETT BROOK PROPERTY, LLC – APPLICATION FOR RESUBDIVISION OF LOT 1, EQUESTRIAN ESTATES, PLYMOUTH ROAD.**

J. Souchuns **motioned** to approve the application for resubdivision of Lot 1, Equestrian Estates, Plymouth Road, based on the fact that it meets Harwinton Subdivision Regulations dated 5-20-13, TAHD approval has been received, there are no wetland concerns on the property, the sight line has been improved and W.M.C. Consulting Engineers and Highway Supervisor John Fredsall have no issues with the development of the lot. R. Perreault seconded the motion and it passed unanimously.

4. **INFORMAL DISCUSSION – ABANDONED AND DISCONTINUED ROADS.**

J. Souchuns suggests that due to the absence of Chairman Michael Orefice, that this item be tabled until the next Planning meeting.

5. **OLD BUSINESS.**

None.

6. **NEW BUSINESS.**

None.

7. **ANY OTHER BUSINESS.**

None.

8. **CORRESPONDENCE.**

None.

9. **INVOICES.**

None.

10. **ADJOURN.**

J. Souchuns **motioned** to adjourn the meeting at 7:19 p.m., seconded by L. Hall. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 10-15-2014 AT 11:32 AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK