

**PLANNING COMMISSION MEETING  
WEDNESDAY, JUNE 10, 2015  
TOWN HALL 7:00 P.M.**

Present: Chairman Michael Orefice, Paul Roche, Roland Perreault, Alternate Member Debra Freidus and Land Use Coordinator Polly Redmond  
Absent: Lee Hall

**PUBLIC HEARING #1 - continued**

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

Chairman Orefice called the hearing to order at 7:00 p.m. All regular members present are seated with Alternate Member D. Freidus seated for the vacant regular member position.

**2. SARAH MASTROBATTISTO & MICHAEL MASTROBATTISTO – APPLICATION FOR THREE-LOT SUBDIVISION, 230 WILDCAT HILL ROAD AND DELAY ROAD, MASTRO ACRES, ASSESSORS MAP NO. B5-04-0018.**

Robert Green, P.E., Robert Green Associates is present along with Sarah and Michael Mastrobattisto. Plans by Robert Green Associates titled Subdivision Map, Wildcat Hill Road and Delay Road, dated 1/12/15, revised 5/1/15, Sheet 2 of 4 titled Topographic Map, 5/1/15, Sheet 3 of 4 and 4 of 4 titled Miscellaneous Notes and Details, 5/1/15 are reviewed. A second set of proof of mailings, mailed in a timely manner, are submitted by the applicant and checked against the abutting property owners shown on the subdivision plan. IWWC approval has been received on 5/4/15. TAHD approval dated 5/13/15 has been received. Highway Supervisor John Fredsall has written a letter to the Planning Commission (read into the record by Chairman Orefice) dated 3/5/15 in which he refers to the proposed work to be done by the Mastrobattisto's to redirect a swale to discharge into an existing easterly swale on the property fronting Delay Road. In his letter, J. Fredsall notes the type of catch basin and pipe that should be used and lists other conditions and agreements that were discussed between him and the Matrobattisto's. Conditions are as follows: (1) that all work on the town's property be done by an insured contractor capable of performing the required work; (2) that the town will require a permit for work done in the town's right of way but will waive the fee; (3) that the town will supply up to 15 yards of pipe bedding to be delivered to the site at no charge and (4) that all work needs to be inspected by a Town Public Works official before backfilling. Lot 18, the original lot, supports an existing house and septic, driveway and barn with frontage on Wildcat Hill Road and will retain 11.92 acres. Lot 18-1, with frontage on Delay Road, will contain 3.88 acres and Lot 18-2, with frontage on Delay Road, will contain 2.54 acres.  
There is no public comment.

**3. CONTINUE OR CLOSE HEARING.**

P. Roche **motioned** to close the public hearing at 7:15 p.m., seconded by R. Perreault. Motion passed unanimously.

**PUBLIC HEARING #2**

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

Chairman Orefice called the hearing to order at 7:20 p.m. All regular members present are seated with Alternate Member Debra Freidus seated for the vacant member position.

**2. ZACHARY PRENOVEAU – APPLICATION FOR TWO-LOT RESUBDIVISION, LOT 1, SUMMIT RIDGE FARMS SUBDIVISION, 421 HILL ROAD.**

Dennis McMorrow, P.E., Berkshire Engineering, is present to represent. Plans by Berkshire Engineering titled Resubdivision of Lot 1, Summit Ridge Farm, dated 4/27/15 includes Sheet S1 (2) Site Development Plan, Lot 1A Summit Ridge Farm, dated 4/27/15 and Sheet D1 Details & Notes are reviewed. Proof of certified mailings giving notice to neighbors within 200 feet of the property lines of this public hearing are collected. IWWC approval has been received on 6/1/15. TAHD approval dated 5/5/15 has been received. Mr. McMorrow has submitted to CTDOT for a conceptual approval on the driveway opening and submits a copy of Aron Steeves, CTDOT, Special Services Manager, Bureau of Highway Operations, permit review comments which remains on file. Mr. McMorrow states that after the original 1997 Subdivision approval, Lots 12, 14 & 16 were eliminated and assumed into Lot 1, P. Prenoveau's house lot. The resubdivision presented tonight is of Lot 14 in the original subdivision with the north property line being the same, the south property line revised, and the lot now to be known as Lot 1A containing 3.8 acres and 310 feet of street frontage.

There is no public comment.

**3. CONTINUE OR CLOSE HEARING.**

P. Roche motioned to close the public hearing at 7:30 p.m., seconded by D. Freidus. Motion passed unanimously.

**REGULAR MEETING**

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

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

**2. APPROVE MINUTES OF PREVIOUS MEETINGS: 5/27/15**

P. Roche motioned to approve the minutes of the previous meeting, seconded by R. Perreault. Motion passed unanimously.

**3. DISCUSSION/POSSIBLE DECISION - SARAH MASTROBATTISTO & MICHAEL MASTROBATTISTO – APPLICATION FOR THREE-LOT SUBDIVISION, WILDCAT HILL ROAD AND DELAY ROAD, MASTRO ACRES, ASSESSORS MAP NO. B5-04-0018.**

P. Roche motioned to approve the application for the three-lot subdivision based on TAHD approval, IWWC approval and with the conditions listed in the letter from Highway Supervisor John Fredsall be met, that it complies with the Harwinton Subdivision Regulations, Plan of Conservation and Development, and the Harwinton Zoning Regulations. R. Perreault seconded the motion and it passed unanimously.

4. **DISCUSSION/POSSIBLE DECISION - ZACHARY PRENOVEAU – APPLICATION FOR TWO-LOT RESUBDIVISION, LOT 1, SUMMIT RIDGE FARMS SUBDIVISION, 421 HILL ROAD.**

P. Roche motioned to approve the application for the two-lot resubdivision based on TAHD approval, IWWC approval and that the approval of CTDOT for driveway opening and concerns with drainage by CTDOT be met. D. Freidus seconded the motion and it passed unanimously.

5. **OLD BUSINESS.**

None.

6. **NEW BUSINESS.**

Leslie Flowers and Barbara Buss, members of the Library Building Committee are present for this informal discussion. Plans by Milone & MacBroom titled Topographic Survey, Site Plan Layout and Landscaping and Site Plan Grading are reviewed. It is noted that a part of the existing parking lot will be covered with the proposed addition but additional parking will be added with 13 diagonal parking spaces added to the south side of the library. The main entrance will be changed to the east side of the building via the new addition but the existing entrance will remain as an exit. There are 38 existing parking spaces for the library and the number will be increased to 43 parking spaces after the addition is complete. The CT State Library standards call for 3 parking spaces per 1000 square feet, equaling 36 parking spaces which the plan does exceed. Rain Gardens are being investigated for runoff from the parking lot. TAHD has been consulted with and has expressed no concerns. Chairman Orefice notes that the size of the addition is quite large and inquires as to the purpose. L. Flowers states that most of the addition will be used for community space with a designated teen area and a separate children's area proposed as well as new meeting space that will include more technology. Discussion on grant money takes place with L. Flowers stating that 20% of the project is grant-funded. The cost of the addition will be 5 million dollars with a million dollar grant from the state. Other contributions will be sought along with fundraising events to be held. This item will be placed on the 6/24/15 Planning meeting agenda for a formal 8-24 Referral with a report to the Board of Selectmen.

7. **ANY OTHER BUSINESS.** None.

8. **CORRESPONDENCE.** None.

9. **INVOICES.** None.

10. **ADJOURN.**

P. Roche motioned to adjourn the meeting at 8:10 p.m., seconded by R. Perreault. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 06/16/15 AT 2:02 PM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK