

Present: Chairman Michael Orefice, Lee Hall, Paul Roche, Roland Perreault, William Starr and Land Use Coordinator Polly Redmond

**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: 10/28/15**

R. Perreault **motioned** to approve the minutes of the previous meeting, seconded by L. Hall. Motion passed unanimously with W. Starr refraining from vote due to not being elected until November.

**3. ELECTION OF OFFICERS.**

P. Roche **motioned** that officers remain as they are with Michael Orefice as Chairman and Lee Hall as Secretary, seconded by R. Perreault. Motion passed unanimously.

**4. 8-24 REFERRAL – RECOMMEND TO THE BOARD OF SELECTMEN ACCEPTANCE OF THE EXTENSION AND COMPLETION OF FOX HUNT WAY WITHIN EQUESTRIAN ESTATES SUBDIVISION AS A PUBLIC HIGHWAY AND RECOMMEND AMOUNT OF BOND TO BE HELD.**

Atty. William Tracy is present to represent. As Built Plan and Profile Sheets PP1 and PP2 prepared by Kratzert Jones & Associates, Inc., dated December 21, 2015 are reviewed. Letter from John Fredsall, Highway Supervisor and Steve McDonnell, WMC Consulting Engineers, both dated 11/30/15 are on file. Chairman Orefice reads J. Fredsall's letter which points out items that still need to be done that include erosion issues, poor grass growth, lack of street signage and monuments. J. Fredsall's letter states that the bond can be reduced to \$70,511.31 which shall be retained by the town as a Maintenance Bond. Acceptance of this portion of Fox Hunt Way goes to Town Meeting on January 26, 2016 for vote. Atty. Tracy submits copies of documents that will be signed by the developer after a favorable vote of acceptance. Those documents include a Maintenance Agreement between Harwinton and Pickett Brook Property, LLC, a Warranty Deed, Highway Drainage Easements, Permanent Sight Line Easement and Declaration of Conservation Easement and Restrictive Covenants. Atty. Tracy takes this time to express his appreciation for the speed of Town Atty. Michael Rybak's review of these documents. P. Roche **motioned** that the Planning Commission gives a positive 8-24 Referral to the Board of Selectmen to accept the extension and completion of Fox Hunt Way within Equestrian Estates Subdivision as a public highway with the condition that street signage be installed as soon as practicable and weather permitting, that grass shall be planted in spring 2016 and recommends that the bond be reduced to a Maintenance Bond in the amount of \$70,511.31. R. Perreault seconded the motion and it passed unanimously.

**5. PICKETT BROOK PROPERTY, LLC – REVIEW LOT LINE REVISION, 471 PLYMOUTH ROAD.**

Atty. William Tracy is present to represent and takes the Commission through the history of the two separate parcels utilizing a plan titled Lot Line Revision Plan, dated 12/11/15, prepared by Kratzert, Jones & Associates, Inc. Atty. Tracy explains that the parcels have been separately described and have different chains of title. In his search of the properties he found that the "First Parcel" description referenced an old highway which ran from Plymouth Road westerly to South Road. The boundary line between the "First Parcel" and the "Second Parcel" was the center line of this road, known as Hummiston Place, and discontinued by town vote in 1983. The "Second Parcel" was transferred to O'Neill and Ida Fortin (recorded Map 492) in 1979 as part of a land exchange between the Fortins and Theodore Krajewski. The "Second Parcel" had street frontage at the time Krajewski transferred to Fortin although the road was probably not maintained or used prompting the 1983 discontinuation. Atty. Tracy notes that the house was

built by the Fortins on the “Second Parcel”, now known as 471 Plymouth Road, in 1953 long before the “Second Parcel” was acquired and even though the Assessor’s Office has the property listed as one parcel, having one tax bill, there are clearly two historical parcels which were never combined. Chairman Orefice questions whether there is a deed identifying the “First Parcel” with Atty. Tracy explaining that the deed only gives identification by abutters’ names and only by using historical names. This “First Parcel” was never mapped out until Kratzert, Jones did it referencing older maps including a Plan Showing Property of Valley-View Farms, Inc. December 1937 (recorded Map 130). The plan presented tonight shows the “Second Parcel” revised to 2.21 acres and the “First Parcel” revised to 5.79 acres. This will allow the “Second Parcel” to become a conforming lot with street frontage. P. Roche **motioned** that the Planning Commission has determined the map presented titled Lot Line Revision Plan, dated 12/11/15, prepared by Kratzert, Jones & Associates, Inc., is a lot line revision and not a subdivision. R. Perreault seconded the motion and it passed unanimously. History of property submitted by Atty. Tracy remains on file in the Land Use office.

**6. OLD BUSINESS.**

To fill one of the three vacant alternate positions, P. Roche **motioned** to appoint Debra Freidus as an alternate member to the Planning Commission filling the term that expires on 11/30/18. R. Perreault seconded the motion and it passed unanimously. \*After LUC Redmond’s conversation with the Town Clerk, the term will be revised to fill the position that expires either 2016 or 2017.

**7. NEW BUSINESS.**

Paul Prenoveau has provided plans to the Land Use office showing a lot line revision to the newly created Lot 1A aka 399 Hill Road through a resubdivision of Summit Ridge Farm, 421 Hill Road, approved by Planning on 6/10/15. The lot is being reduced to 2 acres with 1.819 acres from Lot 1A to be conveyed to and combined with other lands of Lot 1. Lot 7 of the original Summit Ridge Farm Subdivision with street frontage on Hayden Road is being eliminated and conveyed and combined with other lands of Jan M. Prenoveau from Paul Prenoveau. P. Roche **motioned** that the lot line revision of Lot 1A does not constitute a subdivision or resubdivision and the elimination of Lot 7 does not constitute a subdivision or resubdivision. R. Perreault seconded the motion and it passed unanimously.

**8. ANY OTHER BUSINESS.**

Budget request for 2016-2017 is discussed. The amount will remain the same for the Planning Commission’s budget. The Commission will request \$1,000.00 for the Plan of Conservation and Development.

**9. CORRESPONDENCE.** None.

**10. INVOICES.** None.

**11. ADJOURN.**

R. Perreault **motioned** to adjourn the meeting at 8:00 p.m., seconded by P. Roche. Motion passed unanimously.

Respectfully submitted,



Polly Redmond, Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 01/20/16 AT 12:49 PM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK