HARWINTON PLANNING COMMISSION WEDNESDAY, FEBRUARY 14, 2018 TOWN HALL7:00 P.M.

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

1. **OPEN MEETING – ESTABLISH QUORUM.**
   Chairman Orefice called the meeting to order at 7:00 p.m. All regular members present are seated with Alternate Member D. Freidus seated for P. Roche.

2. **APPROVE MINUTES OF PREVIOUS MEETINGS: 1/24/18**
   R. Perreault **motioned** to approve the minutes of the previous meeting, seconded by L. Hall. Motion passed unanimously.

3. **INFORMAL DISCUSSION – DAVE WILSON, P.E. – POSSIBLE SUBDIVISION TO BE KNOWN AS BALDWIN SUBDIVISION, HAYDEN ROAD.**
   Dave Wilson, P.E., is present with a plan showing a proposed lot line separating the parcel into approximately two four-acre parcels and possible locations for house and septic on both lots. An access road on the proposed lot to the east is used by the Harwinton Rod & Gun Club and leads to their property located on Hill Road. Chairman Orefice states that the owner of the property must inform the Rod & Gun Club that the access is no longer available unless an easement has been filed but he notes that shared driveways are not allowed so that might present an issue. The Harwinton Rod & Gun Club has access to their property from Hill Road as noted in Planning Commission discussion that took place at their 2/22/17 meeting when Samuel Johnson, 505 Hill Road, came before the Commission for a split of his property for the purpose of selling it to the Harwinton Rod & Gun Club. Dave Wilson will check the deed to see if an easement is recorded.

4. **OLD BUSINESS.** None.

5. **NEW BUSINESS.** None.

6. **ANY OTHER BUSINESS.**
   LUC Redmond informs the Planning Commission that the Zoning Commission was informed of Zoning Regulation Section 5 Footnotes that should be amended or deleted.

7. **CORRESPONDENCE.**
   Correspondence received from NHCOG regarding training sessions and 5th Thursday Forums held at their Goshen office. The mailing includes a copy of the NHCOG's newly adopted Regional Plan of Conservation and Development and has been sent to all land use commissions.
   Correspondence received that the CT Land Conservation Conference will be taking place March 17, 2018 at Wesleyn University.

8. **INVOICES.** None.

9. **ADJOURN.**
   R. Perreault **motioned** to adjourn the meeting at 7:30 p.m., seconded by D. Freidus. Motion passed unanimously.

Respectfully submitted,

RECEIVED FOR RECORD AT HARWINTON CT
ON 02|20|18 AT 9:28 AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK

Polly Redmond, Land Use Coordinator