

Present: Chairman Michael Orefice, Paul Roche, Alternate Member Debra Freidus and Land Use Coordinator Polly Redmond

Absent: Lee Hall, William Starr, Jon Truskauskas

(Appointed Alternate Member Michael Rewenko not sworn in yet.)

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:08 p.m. All members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 1/9/19

P. Roche **motioned** to approve the minutes of the previous meeting, seconded by D. Freidus. Motion passed unanimously.

P. Roche **motioned** to add to the agenda William Tracy for Bumper Brook Estates, LLC – 8-24 Referral for expansion of sewer service area to include property east of Twenty-four Bumper Road, location of the proposed elderly housing complex. D. Freidus seconded the motion and it passed unanimously.

Atty. William Tracy, Furey, Donovan, Tracy & Daly, P.C., is present and provides an 8-24 Referral signed by First Selectman Michael Criss on behalf of the Harwinton WPCA. He explains that he has been working with the Harwinton WPCA on the sewer expansion area and that the change in the sewer map has been done. At their meeting on January 8, 2019, WPCA to request a recommendation of the Planning Commission to conduct an 8-24 Referral. Maps and updated plan are in the possession of the Harwinton WPCA but has not been submitted to the Land Use office. Atty. Tracy explains that the service will run along the back of Twenty-four Bumper Road to the Torrington system with connection on Andrews Street in Torrington and it will be the developer who will put the entire infrastructure in with no cost to the Town of Harwinton. The sewer connection will also be separately metered so the flows can be measured. He states that this has been approved by the City of Torrington's engineering department. Chairman Orefice refers to the January 8, 2019 WPCA minutes where it mentions "the WPCA presented a letter on the cost of the hook-ups and that the letter will be revised after review with the town attorney." He requests that a copy of the revised letter be presented to the Planning Commission and he would also like to have a copy of the map presented. P. Roche questioned whether the City of Torrington has to approve the expansion of the sewer service area with Atty. Tracy replying that Torrington approved all of the engineering. Torrington WPCA does not have to review because this project is being done within Harwinton's allotted capacity. Harwinton is allotted 77,000 gallons and this project is using a little over 6,000 gallons.

P. Roche **motioned** that discussion continue at the next Planning meeting scheduled for February 13, 2019, seconded by D. Freidus. Motion passed unanimously.

3. WORKSHOP – REVIEW AND DISCUSS POTENTIAL UPDATES TO 2010 PLAN OF CONSERVATION AND DEVELOPMENT.

Discussion is held on information that Roland Perreault sent to the Land Use office. Information from LUC Redmond obtained from CERC is reviewed. Discussion on the possibility of sending a survey out to residents asking certain questions such as, how do you want Harwinton to change and how can the town improve economic development. Chairman Orefice refers to the 2010 questionnaire found in the 2010 Plan of Conservation and Development. P. Roche notes that other questions for a survey could include: is there a need for more senior housing in town, is there a need for affordable housing and low cost housing in town, what can the town do to encourage young adults to remain in town, what can the town do to encourage young adults to come to town and how do we make Harwinton attractive to new residents?

Discussion on public transportation and solar and wind energy takes place. LUC Redmond is to look into the crime rate in Harwinton and the types of crime in connection with a possible question for the survey on how to make Harwinton a safer place. Perhaps the question can be, what is it you would like to see the town do to alleviate crime. Other questions might include how the town can facilitate home-based businesses and tech businesses. Discussion on resource sharing takes place with acknowledgment that more and more towns are sharing police, superintendents, teachers, etc. It is noted that utilities should be reviewed and discussed as to what will be needed in the next ten years. Other questions might be, what types of businesses does the town need or want to see to make resident's lives easier. Discussion on micro-breweries takes place and it is suggested that perhaps the Zoning Commission should begin discussing them along with gambling, medical marijuana and other things that might come to town, and adjust their Zoning Regulations accordingly. P. Roche states that at the next Planning meeting, Commissioners can formulate the questions, keeping the number to ten, and then at another meeting tweak them and prepare them for mailing. Chairman Orefice notes that Commissioners should also look at the demographics in the current CERC information and also within the 2010 Plan of Conservation and Development to see what needs to be addressed and updated. As a final comment, P. Roche notes that the property located at the Burlington town line is still viewed as a good place for development and commerce with the Greenhouse Café and Hogan's Cider in the area.

4. **OLD BUSINESS.**

None.

5. **NEW BUSINESS.**

None.

6. **ANY OTHER BUSINESS.**

None.

7. **CORRESPONDENCE.**

None.

8. **INVOICES.**

None.

9. **ADJOURN.**

P. Roche **motioned** to adjourn the meeting at 8:15 p.m., seconded by D. Freidus. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT

ON 1-25-19 AT 9:00am

ATTEST TOWN CLERK

Lauren Bayan