

**PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 13, 2019
TOWN HALL 7:00 P.M.**

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

Absent: Chairman Michael Orefice, Jon Truskauskas and Alternate Member Michael Rewenko

1. OPEN MEETING – ESTABLISH QUORUM.

Acting Chairman Lee Hall called the meeting to order at 7:05 p.m. All regular members present are seated with Alternate Member R. Perreault seated for J. Truskauskas and Alternate Member D. Freidus seated for M. Orefice.

2. APPROVE MINUTES OF PREVIOUS MEETING: 1/23/19

Tabled until the next Planning meeting due to a lack of a voting quorum.

3. BUMPER BROOK ESTATES, LLC - 8-24 REFERRAL FOR EXPANSION OF SEWER SERVICE AREA TO INCLUDE PROPERTY EAST NORTH OF TWENTY-FOUR BUMPER ROAD, LOCATION OF PROPOSED ELDERLY HOUSING COMPLEX.

Atty. William Tracy, Jr., Furey, Donovan, Tracy & Daly, P.C. is present to represent. A letter dated 1/19/19 from Harwinton WPCA has been received addressed to the Planning Commission requesting that the Planning Commission conduct an 8-24 Referral in accordance with §8-24. A map titled "Draft" Sanitary Sewer Service Area prepared by Wright-Pierce dated February 2010 is presented for the file. Atty. Tracy informs Commissioners that the Elderly Housing project set to go to public hearing before the Zoning Commission is driving the expansion of the sewer service area. It is noted that the 8-24 Request originally noted that the expansion was to include property "east" of Twenty-four Bumper Road when in fact it is "north".

P. Roche **motioned** to give a positive referral under State Statute 8-24 for extending the sewer service north of Twenty-four Bumper Road for the purpose of constructing an elderly housing complex. Reasons to support this favorable referral is that it will facilitate more elderly housing in town and it is consistent with the Plan of Conservation and Development and the Harwinton Zoning Regulations. Also, the favorable referral is based on the statement made by Atty. William Tracy at the last Planning meeting that the expansion will have no cost to the town. R. Perreault seconded the motion and it passed unanimously.

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

ALL MEMBERS OF THE PUBLIC ARE INVITED TO ATTEND.

D. Freidus states that she attended the NHCOC 5th Thursday meeting on 1/31/19 where the topic was Updated Town-Level Data Useful for Planning and POCD Implementation Update. She has hand-out information that Land Use Coordinator P. Redmond will copy and send out to each Commissioner. She notes that Agri-tourism was a big topic of discussion. LUC Redmond distributes copies of Cornwall's POCD Survey questions for Commissioners to have something to compare with.

R. Perreault points out that Harwinton's previous survey for the 2010 POCD questioned "Would you support Harwinton setting aside town funds to purchase property for specific purposes" with the option to check off for Industrial Park Development, Open Space, School Expansion, Senior Housing or Other. Cornwall's survey asks, "If you had \$100 to contribute to these causes, how would you direct the money" with the option to check off the following: 1) to permanently protect important natural resource land in Cornwall, 2) to create more housing options in Cornwall and 3) for land protection and \$50 for housing creation.

Discussion takes place on a new Harwinton survey prepared with the option of having it online vs placing it in a mailer. Commissioners feel that if it is available online, via Survey Monkey perhaps, then more detail can come back. Perhaps with the mailer a note can be added saying that there is an option to fill out the survey online as well as dropping it off/ mailing it to the town hall.

R. Perreault points out Question 2 on Harwinton's 2010 POCD survey that includes the question of setting aside town funds for school expansion and realizes that Harwinton is not in a growth phase so that question is not needed to be asked again.

P. Roche states that perhaps the question that should be asked is, "Do you think schools should be consolidated?" R. Perreault states that the town probably isn't looking at that because we are already consolidated with the Town of Burlington. P. Roche then questions whether the survey should not have any school questions. He also adds that he doesn't see how Cornwall's survey questions relate to Harwinton.

R. Perreault refers to Question 3 on Harwinton's 2010 POCD survey regarding the use of recently purchased land (Wilcox and Zavacky) and notes that this question can be ignored for the new survey.

P. Roche notes that Open Space is no longer an issue either in reference to Harwinton's 2010 POCD survey Question 2.

P. Roche suggests a question of "Where would you like to see the town's money spent if there's a surplus?" Also pose the questions, "Do you feel there should be more Elderly Housing?" and "Do you feel there should be more Affordable Housing?"

P. Roche also suggests a question of "What type of changes in the Zoning Regulations would you like to see?" R. Perreault believes that might be too open-ended and might result in many responses.

P. Roche suggests a question of "Should we have home-based businesses in town?" R. Perreault states that the Commission has looked at what is home-based. L. Hall states that working at home is one thing, running a business out of your home is another. R. Perreault states that perhaps we should look at the infrastructure that encourages people to work at home and ask the question "Should Harwinton work with other towns in the area to improve high-speed infrastructure access?"

P. Roche suggests a question of "Do you want a town police department?" and "What types of economic development would you like to see in Harwinton?"

W. Starr suggests a question of "Do you want to see increased sewer areas in Harwinton?"

Commissioners will consider these questions and continue discussion at the next Planning meeting scheduled for February 27, 2019.

5. OLD BUSINESS.

None.

6. NEW BUSINESS.

None.

7. ANY OTHER BUSINESS.

None.

8. CORRESPONDENCE.

None.

9. INVOICES.

None.

10. ADJOURN.

P. Roche **motioned** to adjourn the meeting at 7:45 p.m., seconded by W. Starr. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 2-20-19 AT 12:00pm
ATTEST TOWN CLERK *[Signature]*