

**PLANNING COMMISSION MEETING
WEDNESDAY, MARCH 27, 2019
TOWN HALL 7:00 P.M.**

Present: Chairman Michael Orefice, Lee Hall, Paul Roche, Jon Truskauskas, Alternate Member Debra Freidus, Alternate Member Michael Rewenko and Land Use Coordinator Polly Redmond

Absent: William Starr and Alternate Member Roland Perreault

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 W. Starr and Alternate Member M. Rewenko seated for L. Hall.

2. APPROVE MINUTES OF PREVIOUS MEETING: 1/23/19 AND 2/13/19

P. Roche **motioned** to approve the minutes of 1/23/19 with amendment to Page 2 , Line 10, to read: "...begin discussing them along with gambling, *recreational* (omit the word "medical") marijuana..." seconded by D. Freidus. Motion passed unanimously with only P. Roche, D. Freidus and M. Orefice voting. All others absent at 1/23/19 meeting.

*With the arrival of Lee Hall at this time, Alternate Member M. Rewenko is unseated

P. Roche **motioned** to approve the minutes of 2/13/19 as published, seconded by D. Freidus. Motion passed unanimously with only P. Roche, D. Freidus and L. Hall voting. All others absent at 2/13/19 meeting.

3. 8-24 REFERRAL – IN THE EVENT THE HARWINTON AGRICULTURAL SOCIETY DISSOLVES, OR THE FAIR NO LONGER EXISTS, THE HARWINTON AGRICULTURAL SOCIETY WOULD LIKE TO DEED TO THE TOWN OF HARWINTON THE PROPERTY AT 150 LOCUST ROAD, HARWINTON, CT, FOR THE SOLE PURPOSE TO REMAIN RECREATIONAL USE ONLY.

First Selectman Michael Criss relayed to LUC Polly Redmond that this matter should be placed on hold until further notice. Commissioners request a withdrawal letter from the First Selectman. Chairman Orefice is concerned over time constraints placed on 8-24 Referrals and without the withdrawal letter, the clock may still be moving forward. LUC Redmond will contact Michael Criss for a withdrawal letter.

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

ALL MEMBERS OF THE PUBLIC ARE INVITED TO ATTEND.

Discussion on NHCOG doing a Survey Monkey for the Commission if we supply questions to them. Online survey and also a survey mailing placed in the tax collector billing is discussed. Notices of the survey can be placed around town. Chairman Orefice suggests that each Commissioner write down questions and send the questions to LUC Redmond who can put them in a format and weed out any duplicates and bring back to the Commissioners at the next Planning meeting.

Jeff Neumann, Blueberry Hill Road, is present and points out that Harwinton is the only Harwinton on earth and the town should build on that. He's had the opportunity, as Harwinton Building Inspector, to

meet some of the residents in town and he sees people gathering at Dunkin Donuts or Hometown Pizza and he believes there should be some type of town center for gatherings. He notes that the Municipal Complex is a gathering place at times throughout the year but that Bentley Drive is not a town road and might never become one for fear of development on land abutting Bentley Drive to the west. He asks that the Planning Commission suggest areas in the Plan of Conservation and Development for possible places for a town center. Mr. Neumann refers to the Harwinton Zoning Regulations that restricts the selling of alcohol within 1000 feet of a school, church, library, park or playground in addition to a boundary line of the Town of Harwinton. He states that this prevents restaurants who wish to serve alcohol from coming in to town in places such as the old Harwinton Hardware building and within the Post Office Plaza, both on Litchfield Road. P. Roche states that there has been discussion of perhaps a brewery being brought to town in the vicinity of the defunct Johnnycake Airport on Burlington Road but there is still the issue of serving alcohol within 1000 feet of the town line. Mr. Neumann questions whether the Commission would be interested in a question for the survey being, "Would you be interested in developing regulations that would encourage or support a town center?" There should be discussion on attracting people to town for entertainment, dinner, music, etc. Chairman Orefice states he will reach out to Joan Nichols, CT Farm Bureau, regarding breweries and growing of hops.

5. OLD BUSINESS.

None.

6. NEW BUSINESS.

Chairman Orefice informs Commissioners that he attended the CT Bar Association, CT Land Use Law for Municipalities seminar on 3/23/19 at Wesleyan University. He is in possession of a book, Overviews and Case Laws, if anyone would like to browse through it.

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 J. Truskauskas. Motion passed unanimously.

Respectfully submitted,

Polly Redmond, Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 4-12-19 AT 1:35pm
ATTEST TOWN CLERK

Laurel Bryan