

Present: Chairman Michael Orefice, Paul Roche, Sabrina Janco, John Souchuns and Land Use Coordinator Polly Redmond

Absent: John Sullivan, Matthew O'Connell and Elizabeth Brayboy

1. **OPEN MEETING – ESTABLISH QUORUM.**

Chairman Orefice called the meeting to order at 7:04 p.m. All regular members present are seated.

2. **APPROVE MINUTES OF PREVIOUS MEETING:** 11/16/11.

P. Roche **motioned** to approve the minutes of the previous meeting, seconded by J. Souchuns. Motion passed unanimously with S. Janco refraining from vote due to her absence at the 11/16/11 meeting.

3. **INTERVIEW TWO RESIDENTS, STEVE CRISS AND CHRISTINA EMERY, FOR RECOMMENDATION TO BOARD OF SELECTMEN TO FILL VACANT ALTERNATE MEMBER PLANNING COMMISSION POSITION.**

Christina Emery and Steve Criss are present and each are afforded time to speak of their desire to become an alternate member of the Planning Commission, their work background and their ideas for the future of the town. It is the census of the commission that both candidates are well qualified to sit on the commission and Chairman Orefice will look at options to be able to utilize both candidates' potential.

4. **DISCUSSION – PROPOSED SUBDIVISION REGULATION AMENDMENTS DUE TO PA 11-79.**

Town Atty. Michael Rybak is present to help guide the commission on proposed amendments to reflect PA 11-79 concerning bond issues. He notes that the City of Torrington deleted all bonding reference in their regulations and put in conditional approval regulations. He questions whether the commission wants conditional approval regulations. It is noted that Ordinance 70 must also be amended to reflect PA 11-79 and that the Zoning Commission should refer to their regulations concerning bonds (State Statute 8-3g). Land Use Coordinator Redmond will look into how other area towns handled the affects of this public act and will report back to the commission. LHCEO may also have a solution to proposed bond regulations. After further discussion, Atty. Rybak offers the suggestion to amend the Subdivision Regulations by mirroring the City of Torrington's new regulations on bonding, take it to public hearing and since there is no time frame to make a decision on a proposal brought by the commission, leave it on the table until April when the legislature most likely will amend the act. J. Souchuns **motioned** to set a public hearing for Wednesday, February 22, 2012 at 7:00 p.m. in the town hall, seconded by P. Roche. LUC Redmond will type proposed amendments of the Subdivision Regulations and provide a copy to LHCEO thirty-five days in advance of the public hearing and also provide a copy of the proposals to Town Atty. Rybak.

5. **OLD BUSINESS.**

Chairman Orefice informs the commission that he has written a letter to the Board of Selectmen informing them of the commission's support in establishing an Agricultural Council.

6. **ANY OTHER BUSINESS.** None.

7. **CORRESPONDENCE.** None.

8. **INVOICES.** None.

9. **ADJOURN.**

P. Roche **motioned** to adjourn the meeting at 8:45 p.m., seconded by J. Souchuns. Motion passed unanimously.

Respectfully submitted,
Polly Redmond, Land Use Coordinator