

PLANNING COMMISSION SPECIAL MEETING  
WEDNESDAY, AUGUST 7, 2019  
TOWN HALL 7 p.m.

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

Also Present: Town Counsel Michael D. Rybak

Absent: Lee Hall, William Starr, Jon Truskauskas and Alternate Member R. Perreault

Chairman M. Orefice called the meeting to order at 7:00 p.m. All members present are seated.

Review and discuss potential updates to the 2010 Plan of Conservation and Development.

Survey results have been received from Jocelyn Ayer, Northwest Hills Council of Governments and are discussed. The Land Use office received twelve (12) paper surveys. Commissioners ask LUC Redmond to contact J. Ayer to inquire whether the handed-in surveys can be added to the online results.

P. Roche notes that five (5) points stand out from the survey results: Town Center, Senior Housing, Farm Events, Home Based Businesses and High Speed Broadband. The results showed that many responders are opposed to Affordable Housing and Multi-Housing which is consistent with past POCD surveys. P. Roche suggests a write-up based on the five issues mentioned.

Regarding the Town Center, it is more about open space, but with the results asking for an actual community center, and possibly being located in the Library, the Library should be contacted asking them to keep in mind that people are looking for this and perhaps they can put that in their section within the Plan of Conservation and Development.

P. Roche states that he will add to what he has already submitted regarding home-based businesses and high speed broadband with the new information received in the survey.

M. Orefice will work on incorporating responses received in Question 17 "What types of businesses would you like to see in town?" into the town center responses (Question 14).

P. Roche suggests that the Plan should include recommending that the Zoning Commission should look into creating Zoning Regulations on Airbnb's.

LUC Redmond reports that she received information from the Lake Harwinton Association for updates regarding their section of the Plan. LUC Redmond has provided information on DOT vehicle access on the main routes in and out of Harwinton.

Atty. Michael Rybak suggests that information on Cook's Dam within the Plan should not be totally eliminated but to keep reference to the protection of ground water/drinking water as this is important. There should be some mention within the Cook's Dam section that the town owns 10 acres of it.

Regarding the Affordable Housing section, Atty. Rybak states that what exists in the Plan is well done and must be kept within the Plan. In reference to survey Question 5 "Would you like to see more housing in Harwinton that is affordable to families earning under \$65,000/year?" he notes that it is rare to get people to favor Affordable Housing as evidenced in the responses received. He suggests that the Plan of Conservation and Development describe in detail what kind of Affordable Housing the town would want and where it would be permitted. Atty. Rybak states that he will reach out and contact a person he knows regarding the Town of Washington's Workforce Housing regulations and provide information. LUC Redmond questions whether the Elderly Housing Regulations found in Zoning Regulation 9.9 can be used, in part, for an Affordable Housing Regulation.

Atty. Rybak states that language in the Plan should include "The Zoning Commission should look at implementing some of the recommendations of the Plan of Conservation and Development into their regulations."

Chairman Orefice asks Atty. Rybak if he would look over the Plan of Conservation and Development before it is sent out to the Northwest Hills Council of Governments for their review to which he states he would.

NHCOG must be notified of revisions to the POCD by October 8, 2019 (65 days prior to the scheduled Public Hearing of December 11, 2019).

P. Roche **motioned** to adjourn the meeting at 8:05 p.m., seconded by M. Rewenko. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 8-12-19 AT 11:35 AM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK