

Present: Chairman Michael Orefice, Lee Hall, Paul Roche, Alternate Member Roland Perreault, Alternate Member Michael Rewenko, Alternate Member Mary Granda and Land Use Coordinator Polly Redmond

Absent: Jon Truskauskas

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

Chairman M. Orefice called the meeting to order at 7:00 p.m. All regular members present are seated with Alternate Member R. Perreault seated for C. Ravlin and Alternate Member M. Rewenko seated for J. Truskauskas.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 3/10/21**

P. Roche **motioned** to approve the minutes of 3/20/21, seconded by R. Perreault. Motion passed unanimously with M. Rewenko refraining from vote due to his absence at the 3/10/21 meeting.

**3. ATTY. WILLIAM TRACY – SUBSTITUTION OF BOND FOR EQUESTRIAN ESTATES SUBDIVISION, PLYMOUTH ROAD.**

Atty. Tracy is present and has submitted a letter he has written to the Commission dated May 7, 2021 explaining that the completion of road and public improvements in the Equestrian Estates subdivision was originally secured by an Agreement Not to Sell, Transfer or Mortgage. There is now development down to Steeple Chase Road connecting Break Maiden Lane and Fox Hunt Way and the developer proposes to secure a bond so the Agreement and Mortgage can be released to allow lots to be sold along Steeple Chase Road.

A bond estimate has been delivered to town engineers, W.M.C. Consulting Engineers, who requested additional information. Atty. Tracy did not expect an answer from them for tonight's meeting but said he wanted to start the process with agreement on the new bond amount with W.M.C., having the Planning Commission and the Board of Selectmen release the Agreement and accept the new bond amount and Performance Agreement.

Atty. Tracy notes that a section of Break Maiden Lane is almost complete except for the last course of pavement. He will be asking for a bond reduction on that project as well and has asked W.M.C. to review this in addition to the above review for the substitution of bond.

Atty. Tracy states that all information should be available and ready for a vote by the Commission at the next scheduled Planning meeting scheduled for May 26, 2021.

Chairman Orefice states that he would like Public Works Director Dave Bousquet to take a look at the site and offer any comments he may have. In the past, DPW usually would visit the site and attend the Board of Selectman's meeting when they vote and answer any questions they may have. Atty. Tracy notes that Subdivision Regulations call for the DPW Director to make comment. R. Perreault asks if Break Maiden Lane, which is essentially done, if there is a process to release a percentage of that bond. Atty. Tracy notes that Dave Bouquet will inspect and the town engineer will confirm the remaining bond amount to be held.

**4. OLD BUSINESS.**

None.

**5. NEW BUSINESS.**

None.

**6. CORRESPONDENCE.**

None.

**7. INVOICES.**

None.

**8. ADJOURN.**

P. Roche **motioned** to adjourn the meeting at 7:12 p.m., seconded by R. Perreault. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 5-19-2021 AT 2:00pm  
ATTEST TOWN CLERK test

*James B. Ryan*