

HARWINTON PLANNING COMMISSION
WEDNESDAY, AUGUST 11, 2021
TOWN HALL 7:00 P.M.

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

1. OPEN MEETING – ESTABLISH QUORUM.

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

2. APPROVE MINUTES OF PREVIOUS MEETING: 6/9/21

P. Roche **motioned** to approve the minutes of the previous meeting, seconded by R. Perreault.

Motion passed unanimously.

3. JARED BRADDOCK, SUPREME INDUSTRIES – LOT LINE REVISIONS BETWEEN LOTS 18, 19 AND 21 OF EQUESTRIAN ESTATES SUBDIVISION, PLYMOUTH ROAD.

Atty. William J. Tracy, Jr. and Jared Braddock, Supreme Industries are present. Atty. Tracy presents a map prepared by Robert Green Associates, dated 7/12/2021, titled Revision to Lot Lines Equestrian Estates Lots 18, 19 & 21 owned by Pickett Brook Property, LLC showing only lots 18, 19 and 21 within Equestrian Estates. A letter from Atty. Tracy dated 8/5/2021 states that Pickett Brook Property, LLC intends to revise the existing property lines between lots 18 and 19 and a portion of lot 21 which will combine lots 18 and 19 and with the addition of a portion of lot 21 to create a 12.4 acre parcel. The remaining portion of lot 21 will be 13.2 acres. A plan titled Concept Plan prepared by Robert Green Associates dated 8/4/2021 is also presented showing a proposed location for a house, septic and well on lot 21. LUC Redmond questions the location of the vernal pool in the area of lot 21 where the house is proposed with Atty. Tracy replying that it is north of lot 21 and stops at the roadbed of Break Maiden Lane and that the line being shown on the plans is a 100-foot buffer line from the wetlands on site.

Chairman Orefice questions whether there was talk of open space within the 33-lot subdivision of Equestrian Estates at the time of Planning's 2008 approval. Review of past Planning minutes from the public hearing show that a contractor's credit and conservation easements were accepted in lieu of open space although open space on lot 21 (pond) was presented as such to the Inland Wetlands Commission in 2006. LUC Redmond points out that lot 21's acreage is currently being used along with acreage at 485 Plymouth Road to meet compliance for the number of horses (30) being kept at the 485 Plymouth Road 20-stall horse barn located across the street that has 15.51 acres. Atty. Tracy replies that lot 21 is not being built on yet but that this Concept Plan is only showing where a house *could be* located. He adds that Pickett Brook Property has adjacent land that could be used for meeting the acreage requirement for horses. Jeff Neumann, Building Inspector, is in the audience and states that the Certificate of Occupancy he issued for the horse barn at 485 Plymouth Road was issued with notation that *"This structure is a 20 stall stable (40' x 200') with an attached riding arena (80' x 200'). At the time of permitting, this structure was to sit on a 33 acre lot. Due to a subdivision, the structure sits on a 15 acre lot. To comply with zoning regulations the owners are using the lot across the street."*

In response, Atty. Tracy states that he believes the land (on lot 21) doesn't have to be used as long as there is adjacent land to the barn that could be used in place of the 15 acres across the street.

J. Neumann states that if lot 21 is sold off, it can no longer be used for acreage in connection with the horse barn and once Break Maiden Lane becomes a town-approved road, it's unclear if the acreage has to be contiguous because the road will split the two properties. Atty. Tracy states that this is not the question for today or for the Planning Commission, that it would be the Zoning Commission to review.

R. Perreault questions if contiguous means across the road with Atty. Tracy stating, yes, it's what is now, and adds that on the north side of Break Maiden Lane, heading west of the horse barn, there are lots also owned by Pickett Brook and the use of that land for meeting horse acreage requirements can be determined at a later time.

P. Roche **motioned** that the Planning Commission determines that the Lot Line Revision between Lots 18, 19 and 21 does not constitute a subdivision. R. Perreault seconded the motion and it passed unanimously.

4. FILL ALTERNATE MEMBER POSITION ENDING 11/30/22.

P. Roche **motioned** to appoint Debra Freidus to the vacant Alternate Member position, term expiring 11/30/2022. Motion seconded by R. Perreault and passed unanimously.

5. OLD BUSINESS.

None.

6. NEW BUSINESS.

None.

7. CORRESPONDENCE.

None..

8. INVOICES.

None.

9. ADJOURN.

P. Roche **motioned** to adjourn the meeting at 7:40 p.m., seconded by R. Perreault. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 8-24-21 AT 12:45pm
ATTEST TOWN CLERK *James J. Bryan*