

HARWINTON PLANNING COMMISSION

WEDNESDAY, DECEMBER 8, 2021 TOWN HALL 7:00 P.M.

Present: Chairman Michael Orefice, Roland Perreault, Alan Colombie, Alternate Member Debra Freidus and Land Use Coordinator Polly Redmond

Absent: Lee Hall, Christopher Ravlin and Alternate Member Mary Granda

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman M. Orefice called the meeting to order at 7:20 p.m. All members present are seated with Alternate Member D. Freidus seated for Lee Hall.

2. APPROVE MINUTES OF PREVIOUS MEETING: 10/27/21

R. Perreault **motioned** to approve the minutes of the previous meeting, seconded by D. Freidus. Motion passed unanimously with A. Colombie refraining from vote due to him not elected as a member until November 3, 2021.

3. DAVID BATTISTA, P.E., LENARD ENGINEERING – THREE LOT SUBDIVISION, LAND OF ESTATE OF D. ALICE SZCZESNIAK AND SZCZESNIAK FAMILY TRUST, 51 BLUEBERRY HILL ROAD.

David Battista, P.E., Lenard Engineering is present along with Susan Alender, Applicant, who he is representing. Mr. Battista outlines documents submitted with the application that includes a CT DEEP Inland Wetlands & Watercourses Activity Reporting Form, a Wetland Delineation Report by Davison Environmental, LLC dated October 28, 2021, Subdivision Design Plans (seven sheets) dated November 1, 2021 entitled “Three-Lot Subdivision – Land of Estate of D. Alice Szczesniak Family Trust” that includes a Cover Page, Site Development Plan – Overview, Site Development Plan – Lot 1 & 2, Site Development Plan – Lot 3, Soil Test Data and Basis of Design and Erosion Control Narrative & Details. An Engineering Report under the same title dated November 1, 2021, a copy of a certified letter from Lenard Engineering to Burlington Inland Wetlands & Watercourses Commission and a copy of a certified letter sent to Bristol Water Company, due to the proximity to Bristol Watershed, giving notice of this application. A letter from TAHD dated November 10, 2021 is on file that states, “after their review of material and field evaluation they find that the assessment of these parcels can satisfactorily accommodate subsurface disposal systems for single family four-bedroom dwellings within the areas tested. Wetlands, ledge and a seasonal high ground water table appear to pose no problems for these parcels.” Mr. Battista also sent an email to the Department of Public Health with a copy of the Watershed or Aquifer Area Project Notification Form attached as required by Public Act 06-53 of the Connecticut General Statutes. A copy of that email is included with the application.

Mr. Battista asks Commissioners if they would like a detailed presentation tonight or wait until the public hearing with Chairman Orefice answering that if all requirements are being met for submitting the application, then a brief presentation would be sufficient tonight. LUC Redmond informs Commissioners that the Highway Supervisor has received a set of these plans for his review concerning driveway openings.

Mr. Battista reviews the plans presented giving the location of the property and noting that Lot 1 contains 5.039 acres with an existing house, septic, well. Lot 2 will contain 28.057 acres and Lot 3 will contain 37.755 acres with both lots having a stream running along the back of the property that discharges into Bristol Reservoir #5. The Inland Wetlands Commission received the Wetlands application at their December 6, 2021 meeting and will meet again on January 3, 2022 for a decision. R. Perreault **motioned** to accept the application and set a public hearing for Wednesday, January 12, 2022 at 7:00 p.m. in the town hall, seconded by D. Freidus. Motion passed unanimously.

4. OLD BUSINESS.

None.

5. NEW BUSINESS.

R. Perreault **motioned** to recommend past Alternate Member Michael Rewenko to the Board of Selectmen to be appointed to another term as alternate member ending 11-30-2024. LUC Redmond will write a letter to the Board of Selectmen informing them of this recommendation and asking them to make the appointment. Motion seconded by A. Colombie and passed unanimously.

6. CORRESPONDENCE.

None.

7. INVOICES.

None.

8. ADJOURN.

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

Respectfully submitted,

Polly Redmond
Land Use Coordinator

