

HARWINTON PLANNING COMMISSION

WEDNESDAY, FEBRUARY 23, 2022

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, 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 regular members present are seated with Alternate Member D. Freidus seated for C. Ravlin.

2. APPROVE MINUTES OF PREVIOUS MEETING: 1/12/2022

R. Perreault **motioned** to approve the minutes of the previous meeting, seconded by D. Freidus. Motion passed unanimously.

3. AJT, LLC – APPLICATION FOR TWO LOT RE-SUBDIVISION, 300 HILL ROAD (RECREATING FORMER LOT, 251 WHETSTONE ROAD).

Ryan and Tia Williams are present. A letter from the property owner giving them permission to represent will be forthcoming. R. Williams explains that AJT purchased the McClen property at 251 Whetstone Road approximately two years ago and had the run-down house demolished and added the 3.1 acre lot to abutting land at 300 Hill Road (Fairview Farm Golf Course). The proposal now is to recreate the lot with additional acreage to give a total of 4.11 acres to what will return to be 251 Whetstone Road. Torrington Area Health District is reviewing the plans at this time. Plans by R.R. Hiltbrand Engineers dated 2-14-22 titled Subdivision Map, Sheet 1 of 3 and 2 of 3, and 3 of 3 are reviewed. Sheet 4 is titled Proposed Site Plan and is accompanied by plans titled Site Plan ~ Notes & Details and a last sheet titled Overall Site Plan prepared for Ryan & Tia Williams. The plans do not show abutter names across the street on Whetstone Road and should be revised for that purpose or include a separate document with the list of abutter names, addresses and map, block and lot numbers. This information can be obtained through the Assessor's office. It is determined that seven (7) certified mail notices to abutters should be sent out giving notice of this application and the public hearing date. Two more sets of plans should be submitted to total the six sets required.

LUC Redmond advises that this subdivision application will go before the Wetlands Commission on Monday, March 7, 2022 for the subdivision and for the construction of a single-family dwelling and barn to also be submitted on that same meeting night. Regulated activities are proposed for the construction of the driveway and a deck in the back of the house that will likely prompt the Wetlands Commission to accept the application and make a decision at their next meeting on Monday, April 4, 2022. Since the Planning Commission cannot make a decision on the subdivision application until the Wetlands Commission does, the Planning Commission public hearing for this application should be set for Wednesday, April 13, 2022 at 7:00 p.m.

A. Colombie **motioned** to accept the application and set a public hearing date for Wednesday, April 13, 2022 at 7:00 p.m. in the town hall, seconded by R. Perreault. Motion passed unanimously.

4. 497 BURLINGTON ROAD, LLC – LOT LINE REVISION, 497 BURLINGTON ROAD/515 BURLINGTON ROAD.

Plans titled Lot Line Revision Map, 12/20/2021, prepared by Dufour Surveying, LLC, are reviewed. 0.951 acres from 515 Burlington Road is to be conveyed to and merged with 497 Burlington Road, giving 497 Burlington Road a total of 4.005 acres. 515 Burlington Road's remaining land will contain 3.534 acres. R. Perreault **motioned** that the lot line revision does not create a subdivision of land or leave nonconformity to 497 Burlington Road or 515 Burlington Road. D. Freidus seconded the motion and it passed unanimously.

5. DISCUSSION ON PUBLIC ACT 21-29, SECTION 9 – REQUIRED TRAINING FOR MUNICIPAL LAND USE COMMISSIONERS.

LUC Redmond will advise Commissioners of upcoming training events.

6. OLD BUSINESS.

D. Freidus and A. Colombie will be attending the CT Federation of Planning & Zoning Agencies Annual Meeting on March 24, 2022 at the Aqua Turf Country Club in Plantsville. LUC Redmond will be registering them. Any other members who wish to attend will have a registration deadline of Monday, March 7, 2022 in order to allow time for a check to be issued from the Finance office.

Chairman Orefice asks LUC Redmond to write to Commission members Christopher Ravlin and Mary Granda, who both have expressed via email that they are resigning from the board, asking them to sign a prepared letter stating they are resigning and to include a postage paid envelope for them to mail the letter back.

7. NEW BUSINESS.

None.

8. CORRESPONDENCE.

None.

9. INVOICES.

None.

10. ADJOURN.

R. Perreault **motioned** to adjourn the meeting at 8:05 p.m., seconded by D. Freidus. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

