

**PLANNING COMMISSION MEETING  
WEDNESDAY, MAY 23, 2012  
TOWN HALL 7:00 P.M.**

Present: Chairman Michael Orefice, Paul Roche, John Sullivan, John Souchuns, Alternate Member Matthew O'Connell, Alternate Member Elizabeth Brayboy (arriving at 7:30 p.m.) and Land Use Coordinator Polly Redmond  
Absent: Christina Emery

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

Chairman Orefice called the meeting to order at 7:05 p.m. All regular members present are seated with Alternate Member M. O'Connell seated for C. Emery.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 5/9/12.**

Matter tabled to the next Planning meeting for lack of quorum to vote tonight.

**3. RANDALL SERKEY – APPLICATION FOR TWO-LOT SUBDIVISION, 44 LAUREL ROAD.**

LUC Redmond represents. Plans by Gary Giordano, P.E., titled Property Survey Record Subdivision Map, dated 4/13/12, revised 5/11/12, Overall Site Plan and Sedimentation and Erosion Control Plan for Laurel Road Estates, dated 4/21/12 and Lot 2 Site Plan, Laurel Estates. Chairman Orefice reads off Subdivision application requirements in the Subdivision Regulations with Commissioners checking items off against the plans. Plans should be revised to show the following: (1) driveway length and pull offs if the driveway exceeds 200 feet in length, (2) 75 foot measurement on well perimeter to show it meets separating distance to septic, (3) names of property owners across the street within 200 feet of the property line at 44 Laurel Road, (4) plans must show Buildable Lot Area in conformance with Zoning requirements, (5) show location of underground utilities as noted on the Overall Site Plan, (6) a written letter from the applicant requesting consideration to permit an increase in the number of rear lots to a maximum of 50% and stating that the rear lot being proposed will carry a deed restriction that "No Further Subdivision of the Land Will Be Permitted" and (7) that six (6) copies of the revised plans be provided. TAHD approval is pending and IWWC will make a decision on this application at their June 4, 2012 meeting. Highway Supervisor John Fredsall reviewed the site line of the proposed driveway with no comments made. Letter from property owner, Dorothy Seczesniak, allowing R. Serkey to make this application is on file. A report from George Malia, Jr., Certified Soil Scientist dated 4/29/12 is also on file. Lot 1 supports an existing home and will contain 4.658 acres. Lot 2, with 150 feet of street frontage will be considered a rear lot and will contain 14.728 acres. Property Survey Record Subdivision Map for Laurel Road Estates has the wording "No Further Subdivision of Land is Allowed" on Lot 2 in order to meet requirements of Section 4.7.5 Rear Lots (a) – (d). J. Souchuns **motioned** to accept the application and set a public hearing for Wednesday, June 13, 2012 at 7:00 p.m. in the town hall. P. Roche seconded the motion and it passed unanimously.

**4. DISCUSSION/POSSIBLE DECISION TO AMEND SUBDIVISION REGULATIONS, SECTIONS 1.2, 2.3.13, 2.7 AND 2.10 IN RESPONSE TO PA 11-79.**

J. Souchuns notes that there is a bill, HB 5320, that he is not sure Governor Malloy signed and adds that, in his opinion, the bill does not fix everything in PA 11-79. LUC Redmond will obtain a copy of HB 5320 and send to all Commissioners. The Commission also asks that Town Counsel, Michael Rybak, be invited to attend the Commission's June 27, 2012 meeting for discussion on HB 5320. LUC Redmond will check Atty. Rybak's availability. If he is unable to attend June 27<sup>th</sup>, perhaps he could attend June 13, 2012 after the public hearing.

**5. DISCUSSION – PROPOSED ZONING REGULATION AMENDMENT TO DELETE BUILDABLE LOT AREA DEFINITION. (PUBLIC HEARING SET FOR 6/25/12.)**

Item will be placed on the next Planning agenda (6/13/12) for discussion.

**6. DISCUSSION – FILLING UNEXPIRED TERM OF ALTERNATE MEMBER POSITION, TERM ENDING 11-30-14.**

LUC Redmond will contact Steve Criss to invite him to the Planning Commission's next meeting on June 14, 2012 if he is still interested in becoming an Alternate Member to the Commission.

Any other interested persons should also attend.

**7. OLD BUSINESS.**

None.

**8. ANY OTHER BUSINESS.**

None.

**9. CORRESPONDENCE.**

None.

**10. INVOICES.**

None.

**11. ADJOURN.**

P. Roche **motioned** to adjourn the meeting at 7:38 p.m., seconded by J. Sullivan. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

**RECEIVED**

**MAY 24 2012**

**TOWN CLERK**