

Present: Chairman Michael Orefice, Paul Roche, John Souchuns, Alternates Elizabeth Brayboy and Matthew O'Connell and Land Use Coordinator Polly Redmond. Absent: Regular members John Sullivan and Sabrina Janco and Alternate Vincent Wheeler.

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

Chairman Orefice called the meeting to order at 7:08 p.m. All regular members present are seated. Alternate E. Brayboy is seated for S. Janco and Alternate M. O'Connell is seated for J. Sullivan.

2. **APPROVE MINUTES OF PREVIOUS MEETING: 4/13/11.**

P. Roche **motioned** to approve the minutes of the previous meeting, seconded by J. Souchuns. Motion passed unanimously with E. Brayboy refraining from voting due to her absence at the previous meeting.

3. **REVIEW OF POSSIBLE SUBDIVISION REGULATION AMENDMENTS.**

Commissioners review a revised outline of suggested amendments to the Subdivision Regulations. LUC Redmond contacted Town Atty. Michael Rybak for clarification of Section 4.7.5 Rear Lots (how many permitted) and whether resubdivision applications should take into account previous rear lots from their original subdivisions. Atty. Rybak believed that the rear lot regulation should apply to present applications only and should not be applied to subdivisions/resubdivisions consisting of only two lots. The commission questions if two rear lots can be proposed for a two-lot subdivision? Commission members also would like clarification of Section 1.3.3 Subdivision and Resubdivision definitions. The commission will invite M. Rybak to the next Planning meeting scheduled for Wednesday, May 25, 2011 at 7:00 p.m. to discuss these topics further. Chairman Orefice also asks that Atty. Rybak explain "Conflict of Interest" to the commission as a whole as he previously spoke on this subject at a meeting with the Land Use Chairman and the Board of Selectmen.

The commission asks for clarification from John Fredsall, Highway Supervisor, on his previous suggestion regarding Section 4.9.4.3 Measurement (of cul-de-sacs). The commission is unclear on where measurements should begin and if measurement shall be from the nearest "existing" through street. The Land Use Coordinator will discuss this with J. Fredsall as well as the matter concerning curbing and the proposed regulation stating, "Curbing shall be designed to provide ramps for bicycles and/or wheelchairs as required by A.D.A. law." which, if required, would be added to Section 4.9.2.10 Curbing.

Proposed regulations will be typed and presented at the next Planning Commission meeting and a copy will be sent to Atty. Rybak prior to the May 25, 2011 meeting.

4. **OLD BUSINESS.** None.

5. **ANY OTHER BUSINESS.** None.

6. **CORRESPONDENCE.**

The commission is in receipt of a copy of a report about land use in Harwinton which was generated from the Highlands Regional Study. The study, funded by the US Forest Service, was conducted in collaboration with the State University of New York College of Environmental Science & Forestry, the University of Connecticut and the Regional Plan Association. A copy remains in the Land Use office. More information can be found at <http://yalef.es/harwinton>.

7. **INVOICES.** None.

8. **ADJOURN.**

E. Brayboy **motioned** to adjourn the meeting at 8:22 p.m., seconded by J. Souchuns. Motion passed unanimously.

Respectfully submitted,
Polly Redmond, Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON, CT
ON 5-17-11 AT 11:53 AM
ATTEST: PATRICIA K. WILLIAMSEN, TOWN CLERK