

PLANNING COMMISSION MEETING

WEDNESDAY, JANUARY 9, 2013

TOWN HALL 7:00 P.M.

Present: Chairman Michael Orefice, Paul Roche, John Sullivan, John Souchuns, Christina Emery, Alternate Matthew O'Connell and Land Use Coordinator Polly Redmond.

Absent: Steven Criss

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:05 p.m. All regular members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 10/24/12

J. Souchuns **motioned** to approve the minutes of the previous meeting, seconded by P. Roche. Motion passed unanimously.

3. BARBARA BIGOS – INFORMAL DISCUSSION – PROPERTY LINE REVISIONS TO LOTS ON WILDCAT HILL ROAD.

No one is present to represent.

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.

The Land Use office has received notice from NWCCOG that the town of Warren adopted the approach of simply referring to the State Statutes and the wording in their regulations is as follows: "The Bond shall be in an amount and form that is acceptable to the Commission and is in accordance with the requirements of the Connecticut General Statutes."

No decision is made at this time by the Commission. Item will be placed on the next meeting agenda.

5. DISCUSSION – ACCEPT RECOMMENDATIONS TO FILL ALTERNATE COMMISSION MEMBER POSITION AND SUBMIT TO THE BOARD OF SELECTMEN.

Chairman Orefice notes that the Board of Selectmen met last night and may have selected an alternate member already. Harwinton resident Michael Letourneau is present and expresses his interest in becoming an alternate member of the Commission if the position is still open. He gives his background of work as a builder and a developer of subdivisions here in town and elsewhere in the state. P. Roche **motioned** to recommend Michael Letourneau to the Board of Selectmen as an alternate member of the Planning Commission if the position is still open. C. Emery seconded the motion. Voting in favor of the motion: Michael Orefice, Paul Roche, John Souchuns and Christina Emery. John Sullivan votes against the motion. Motion passed 4-1 in favor.

6. REVIEW 2013 COMMITTEE MEETING SCHEDULE.

The meeting schedule is accepted as presented.

7. OLD BUSINESS.

The Commission reminds LUC Redmond to include funding to the Plan of Conservation and Development in next year's budget request as recommended in the POCD on page 88.

8. ANY OTHER BUSINESS.

Chairman Orefice informs the Commission that he attended a site walk to view the Kasznay property on Whetstone Road which was recently offered to the town as first option to purchase. Chairmen of other boards and commissions including Land Trust members were also present along with Selectman Frank Chiaramonte. The parcel contains 78 acres of raw land and abuts the recently town-purchased Carros property and also the recreation fields on Bentley Drive. It is the consensus of this Commission that the Board of Selectmen should

explore the interest and need of the town to purchase this property and that purchasing of open space fits with the recommendations of the Plan of Conservation and Development. Chairman Orefice notes that it would be the Board of Selectmen who would take the first steps to move forward on this option. Chairman Orefice will ask Mr. Kasznay to attend the next Planning meeting with a map of the property. Chairman Orefice will also discuss this further with First Selectman Michael Criss.

9. **CORRESPONDENCE.**

Board of Selectmen minutes of 12/4/12 received regarding the release of bond for Field Stone Way and road closure with temporary barrier to prevent trespassing.

10. **INVOICES.**

None.

11. **ADJOURN.**

C. Emery **motioned** to adjourn the meeting at 8:15 p.m., seconded by P. Roche. Motion passed unanimously.

Respectfully submitted

Polly Redmond
Land Use Coordinator

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TOWN CLERK