

**PLANNING COMMISSION MEETING  
TOWN HALL 7:00 P.M.**

**WEDNESDAY, FEBRUARY 27, 2013**

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

Absent: Matthew O'Connell and Steve Criss

**PUBLIC HEARING**

**1. OPEN HEARING – ESTABLISH QUORUM.**

Chairman Orefice called the hearing to order at 7:02 p.m. All regular members present are seated.

**2. DENNIS MCMORROW, P.E./BERKSHIRE ENGINEERING FOR JOHN R. QUARTIERO AND LINDA MONGEAU – APPLICATION FOR TWO-LOT SUBDIVISION, 3 BIRCH HILL ROAD, ASSESSORS MAP NO. A6-01-0003.**

Chairman Orefice reads the call to hearing as published in the Republican-American on February 16, 2013 and February 24, 2013. Plans by Berkshire Engineering include Record Subdivision Map, dated 12/12/12, Site Development Plan, dated 1/28/13, revised 2/6/13, Erosion and Sedimentation Control Plan, dated 1/28/13, revised 2/6/13 and Details and Notes dated 1/28/13 are reviewed. Mr. McMorrow has a revised copy of Sheet S1, Site Plan Development, dated 2/18/13 for Reserve Septic Area for Lot 1, which now shows two rows of galleries for potential reserve instead of one row of 65' mantis. He has met with the State Health Department and is able to keep the reserve where it was presented at the last Planning Commission meeting during review. Additional copies of revised Sheet S1 will be received at a later date as submission was overlooked. Mr. McMorrow submits receipts verifying notice of this public hearing to neighbors within 200 feet of the property lines. C. Emery checks the mailings against names on the plans and finds that all neighbors have been notified. TAHD approval has been received and is dated 2/22/13. Wetlands were flagged by Tom Stansfield and IWWC approval has been received on 1/31/13. The property is located in a Country Residential zone and contains 15.7 acres with one existing house. Pickett Brook runs east to west through the property and the owners wish to use that as a natural guide to divide the property. The house lot will contain 4.97 acres and the new lot will contain 10.77 acres. Mr. McMorrow states that there is no suitable land for open space. Chairman Orefice opens the floor for public comment. Charlene Roesing, 544 Litchfield Road, questions what will be put on the newly created lot with Mr. McMorrow explaining that one house will be constructed. With no further comment from the public or the commission, P. Roche **motioned** to close the public hearing at 7:12 p.m., seconded by C. Emery. Motion passed unanimously.

**REGULAR MEETING**

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

Chairman Orefice called the meeting to order at 7:13 p.m. Same quorum exists.

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

P. Roche **motioned** to approve the minutes of the previous meeting, seconded by J. Sullivan. Motion passed unanimously with only Chairman Orefice, P. Roche and J. Sullivan voting.

C. Emery **motioned** to add to the agenda: John Bigos III, property line adjustment between 305 and 315 Wildcat Hill Road. P. Roche seconded the motion and it passed unanimously.

Mr. Bigos is present and provides copies of a *Property Survey – Lot Line Revision*, dated February 2013 prepared by GM2 Associates. Parcel "A-1" (28.724 acres), owned by John Bigos II will contain 23.402 acres after conveying 5.322 acres to Parcel "A-2", owned by John Bigos III. Parcel A-2 originally contained 6.189 acres and is proposed to now contain 11.502 acres. Mr. Bigos is appearing before this commission as a courtesy only as this conveyance is not creating a lot. He is advised to file a new deed and mylar of the Property Survey in the land records of the town clerk's office.

3. **DISCUSSION/POSSIBLE DECISION – APPLICATION OF JOHN R. QUARTIERO AND LINDA MONGEAU FOR TWO-LOT SUBDIVISION, 3 BIRCH HILL ROAD, ASSESSORS MAP NO. A6-01-0003.**

P. Roche **motioned** to approve the application of John R. Quartiero and Linda Mongeau for a two-lot subdivision, 3 Birch Hill Road, as it meets all Subdivision Regulation requirements and has received all required approvals. J. Sullivan 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 PA11-79 AND PA12-182.**

No discussion. LUC Redmond will submit the revised proposed amendments to Michael Rybak, Town Counsel, for his review and request that he attend the commission's next meeting on Wednesday, March 13, 2013 at 7:00 p.m.

5. **OLD BUSINESS.**

None.

6. **ANY OTHER BUSINESS.**

None.

7. **CORRESPONDENCE.**

Board of Selectmen minutes of 2/19/13 are received notifying the commission that Atty. Michael Rybak will be attending this commission's March 13, 2013 meeting to discuss proposed wording for Farm Ordinance.

8. **INVOICES.**

None.

9. **ADJOURN.**

P. Roche **motioned** to adjourn the meeting at 7:25 p.m., seconded by J. Sullivan. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 3/5/2013 AT 12:54PM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK