

Present: Chairman Michael Orefice, Paul Roche, John Souchuns and Alternate Member Michael Letourneau  
Steve Criss arrived at 7:30 p.m. but not officially seated      Also present: Town Atty. Michael Rybak  
Absent: John Sullivan, Christina Emery and Alternate Matthew O'Connell

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

Chairman Orefice called the meeting to order at 7:06 p.m. All regular members present are seated with Alternate M. Letourneau seated for J. Sullivan.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 2/27/13**      The minutes of the previous meeting were approved.

**3. REVIEW PROPOSED FARM ORDINANCE WITH MICHAEL RYBAK, TOWN COUNSEL.**

Atty. Rybak explained the proposed Right to Farm Ordinance. He stated that it gives recognition that farming should be promoted. It is a policy statement to promote farms being tolerated, especially when they are adjacent to residential areas. The Commission voted 3-0 (with Chairman Orefice abstaining) to recommend that the town adopt the ordinance and that it is consistent with the Plan of Conservation and Development.

**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.**

Atty. Rybak has drafted and he discussed proposed amendments to the subdivision regulations. He explained that Harwinton's regulation should be more specific than the state statute. He stated that there are two parts to the new regulations: 1) the Performance Agreement (whereby a developer promises to do certain things, such as build a road); and 2) the Financial Guarantee that the work will be properly done. Normally, there is a two year period to complete the work, and one year maintenance bond to make sure the work is sound. If a developer requests that the bond be released, and the Commission believes the bond is still necessary, the Commission must give reasons for why it will not release the bond. Atty. Rybak will send P. Roche his draft. P. Roche will then review it and report on it to the Commission at the April 10, 2013 meeting. At the suggestion of M. Letourneau, Atty. Rybak will provide a list of what needs to be done to release a bond.

**5. ANTHONY FERRARO – INFORMAL DISCUSSION – AGRICULTURAL LOT, WOODCHUCK LANE.**

Anthony Ferraro was present to seek information regarding whether he can build one residence on his property on Woodchuck Lane. The property was subdivided in 2001 as agricultural property. Atty. Rybak explained that, to do so Mr. Ferraro would have to complete the subdivision process to make it a buildable lot. He would have to obtain approval from TAHD, Inland Wetlands, Planning, and Zoning. This will require engineering work and plans and would have to meet current subdivision regulations.

**6. OLD BUSINESS.**      None.

**7. ANY OTHER BUSINESS.**      None.

**8. CORRESPONDENCE.**      None.

**9. INVOICES.**      None.

**10. ADJOURN.**

J. Souchuns motioned to adjourn the meeting at 8:15 p.m., seconded by M. Letourneau. Motion passed unanimously.

Minutes taken by  
Planning Commissioner Paul Roche