

PLANNING COMMISSION MEETING

WEDNESDAY, MAY 14, 2014

TOWN HALL 7:00 P.M.

Present: Chairman Michael Orefice, Paul Roche, Christina Emery and Land Use Coordinator Polly Redmond

Absent: John Souchuns, Michael Letournea, Alternate Member Lee Hall and Alternate Member Roland Perreault

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:00 p.m. All members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 4/23/14

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

3. DISCUSSION/POSSIBLE DECISION – J&F ASSOCIATE, LLC – APPLICATION FOR 3-LOT SUBDIVISION, WILDCAT RIDGE, 600 WILDCAT HILL ROAD. PUBLIC HEARING CLOSED 4-23-14.

Joseph Green, P.E., Robert Green Associates is present to represent. The Commission is in receipt of a letter dated 5/12/14 from Highway Supervisor John Fredsall who had visited the Wildcat Hill Road site with Joseph Green and viewed the location of the proposed driveway entrances. Site plans for topography and site development revised 5/7/14 now illustrate the driveways relocated to a location where there will be better control of surface flow out into the road. In his letter, Mr. Fredsall states that he is willing to work with the developer during the construction and development of these lots and driveways to see that water runoff is limited to the extent possible from flowing out into the road. He also asks that his office be notified when the construction of the lots is initiated so the Town Public Works Department can be involved from the beginning and can offer advice early on regarding the location of any swales that could divert water away from the driveways. Chairman Orefice notes that it was claimed by Mr. Green during the public hearing phase that the 20 foot mutual right of way over Lot 2-1 to Lot 2-2 will be distinguished on the filed map with Mr. Green acknowledging. P. Roche **motioned** to approve the application for a 3-lot subdivision, to be known as Wildcat Ridge, based on compliance with Subdivision Regulations dated 5/20/13, the letter received from Highway Supervisor John Fredsall regarding driveway entrances, TAHD approval, IWWC approval and with condition that the right of way over Lot 2-1 to Lot 2-2 to be extinguished. C. Emery seconded the motion with a friendly amendment that Highway Supervisor John Fredsall be contacted for supervision. Motion passed unanimously.

4. PICKETT BROOK PROPERTY, LLC – APPLICATION FOR 2-LOT RESUBDIVISION, 50 WOODCHUCK LANE.

Joseph Green, P.E., Robert Green Associates is present to represent. Plans by Robert Green Associates dated 2/14/14 titled Resubdivision Map (Sheet 1 of 4), Topographic Map and Site Development Map (Sheet 2 of 4) and Miscellaneous Notes & Details (Sheet 3 and 4 of 4) and per IWWC request a revised Topographic Map and Site Development Map revised to 3/31/14 (stamped Sheet 3 of 5) are reviewed. After reviewing the Resubdivision Site Plans against the Subdivision Regulations, finding the plans are complete, P. Roche **motioned** to accept the application and set a public hearing date for Wednesday, May 28, 2014 at 7:00 p.m. in the town hall, seconded by C. Emery. Motion passed unanimously.

5. OLD BUSINESS.

None.

6. **ANY OTHER BUSINESS.**

None.

7. **CORRESPONDENCE.**

None.

8. **INVOICES.**

None.

9. **ADJOURN.**

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

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 5-21-2014 AT 12:10 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK