

PLANNING COMMISSION MEETING

WEDNESDAY, JUNE 25, 2014

TOWN HALL 7:00 P.M.

Present: Chairman Michael Orefice, Paul Roche, John Souchuns, Christina Emery, Alternate Member Lee Hall, Alternate Member Roland Perreault and Land Use Coordinator Polly Redmond

Absent: Michael Letourneau

PUBLIC HEARING - continued

1. OPEN HEARING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:00 p.m. All regular members present are seated. Commissioners Souchuns and Emery have both listened to the recordings of the previous public hearings on this application and are qualified to be seated, discuss and vote.

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

Joseph Green, P.E., Robert Green Associates is present with revised plans to 6-24-14. Revisions were made to show the north property line at the corner which is now staked 150-200 feet in an easterly direction along the property line, to add silt fence along the north property line, for the addition of a silt sack on the downhill northern side of the property and for updated contours of the property. On a map provided by Mr. Green, red contour lines represent old contours and new black lines indicate new contours. Sheet 3 has also been revised and is an enlarged copy of Lot 1201-2. The driveway for Lot 1201-2 is also being used as the construction entrance and the plans have been revised to show more detail.

R. Perreault arrives at 7:04 p.m.

Chairman Orefice notes that he had driven by the property before tonight's meeting and did notice that the northern boundary has been staked, Erosion & Sedimentation control measures have been installed and the driveway construction pad is installed.

Chairman Orefice opens the floor to public comment at this time.

Carolyn Kurtich, 62 Woodchuck Lane, questions whether more E&S control measures are required with Chairman Orefice stating that the town's ZEO will keep tabs on erosion control on the site.

Joseph Green points out on the site plan the location of where E&S control measures are installed.

C. Emery **motioned** to close the public hearing at 7:12 p.m., seconded by P. Roche. Motion passed unanimously.

REGULAR MEETING

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:13 p.m. All regular members present are seated with Alternate L. Hall seated for Regular Member Michael Letourneau.

2. APPROVE MINUTES OF PREVIOUS MEETING: 6/10/14 SPECIAL MEETING AND 6/11/14 REGULAR MEETING

P. Roche **motioned** to approve the minutes of 6/10/14, seconded by C. Emery. Motion passed unanimously with J. Souchuns and L. Hall refraining from vote due to their absence at the 6/10/14 Special Meeting.

L. Hall is unseated at this time in order to approve the minutes of the Regular Meeting 6/11/14.

R. Perreault is seated for M. Letourneau.

P. Roche **motioned** to approve the minutes of 6/11/14, seconded by R. Perreault. Chairman Orefice notes that there is an omission in the minutes under Item 2 that fails to mention that Joseph Green, P.E., gave written consent to extend the public hearing an additional 35 days if need be. Paul Roche amended his **motion** to add the notation of the applicant granting extension of the public hearing for Pickett Brook Property, Fennwood. Motion passed unanimously with J. Souchuns and C. Emery refraining from vote due to their absence at the 6/11/14 meeting.

Alternate Member L. Hall is reseated for M. Letourneau.

3. DISCUSSION/POSSIBLE DECISION – PICKETT BROOK PROPERTY, LLC – APPLICATION FOR 2-LOT RESUBDIVISION, 50 WOODCHUCK LANE.

Alternate Member L. Hall cannot participate in discussion or voting as he has not been able to listen to the recording of the public hearing of 6/11/14 that he missed.

P. Roche **motioned** to approve the application of Fennwood ReSubdivision, 50 Woodchuck Lane based on the presentation made at public hearings held on 5/28/14, 6/11, 14 and tonight, documentation of approval by TAHD and the site plans compliance with Subdivision Regulations dated 5-20-13. C. Emery seconded the motion and it passed unanimously.

4. OLD BUSINESS.

C. Emery would like a copy of the handout by Bruce Hyde at the Workshop held on 6/10/14. R. Perreault will scan and send out to her and members of the Planning Commission who were not in attendance at the 6/10/14 meeting, those being J. Souchuns, M. Letourneau and L. Hall.

5. ANY OTHER BUSINESS. There will be no meeting on July 9, 2014 due to lack of agenda items.

6. CORRESPONDENCE. None.

7. INVOICES. None.

8. ADJOURN.

C. Emery **motioned** to adjourn the meeting at 7:15, seconded by P. Roche. Motion passed unanimously.

Respectfully submitted,

Polly Redmond, Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 6-26-2017 AT 12:55 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK