

PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 11, 2015
TOWN HALL 7:00 P.M.

Present: Chairman Michael Orefice, Lee Hall, Paul Roche, Roland Perreault and Land Use Coordinator Polly Redmond

Also Present: First Selectman Michael Criss and Town Atty. Michael Rybak

Absent: Christina Emery

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:04 p.m. All members present are seated.

2. ELECTION OF OFFICERS.

Election of Officers has already taken place.

3. APPROVE MINUTES OF PREVIOUS MEETINGS: 5/14/14 AND 1/14/15

P. Roche **motioned** to approve the minutes of 1/14/15, seconded by R. Perreault. Motion passed unanimously. Minutes of 5/14/14 are tabled due to lack of a voting quorum.

4. 8-24 REFERRAL – INDIVIDUAL TOWN-OWNED LAKE HARWINTON LOTS TO BE CONVEYED TO THE LAKE HARWINTON ASSOCIATION.

First Selectman Michael Criss and Town Atty. Michael Rybak are present. First Selectman Criss explains how the town came under ownership of these lake lots (many were quit claimed back to the town in lieu of taxes owed) and that the town has no interest in keeping them as open space, as questioned by P. Roche, for liability reasons. He states that Highway Supervisor John Fredsall reviewed each of the lots (shown on a provided list dated 2-6-15) for drainage easements and found four lots containing such easements. A separate list of those four lots that the town will be keeping is also provided to the Planning Commission. A copy of the Assessor's Maps showing the locations of these lots is also provided to Commissioners. Atty. Rybak explains that these lots will have restrictions so that the Lake Harwinton Association cannot sell them for construction of new homes but only sell to abutters of the lots needing septic repair/replacement. Chairman Orefice questions what would deter the LHA from selling the lots for funding required improvements within the Association with Atty. Rybak stating that there can be a caveat that states the lots will not be sold without the approval of the Town of Harwinton Board of Selectmen. L. Hall points out that many of these lots being discussed are vacant with vacant privately owned lots surrounding them and questions how these lots that are to be conveyed back to LHA could help with septic issues on such vacant land.

P. Roche **motioned** to recommend that the Lake Harwinton lots, as identified on a list from the Board of Selectmen dated February 6, 2015, be conveyed to the Lake Harwinton Association on the condition that the lots not be re-conveyed or used for building purposes, excepting a transfer to an abutting owner to repair an existing septic system to comply with Torrington Area Health District requirements. R. Perreault seconded the motion and it passed unanimously.

5. OLD BUSINESS.

None.

6. **NEW BUSINESS.**

None.

7. **ANY OTHER BUSINESS.**

None.

8. **CORRESPONDENCE.**

A copy of the Planning Commission's budget dated 2/10/15 is received.

Notice of CBA Education and Training for Planning and Zoning at Wesleyan University on 3/21/15.

9. **INVOICES.**

None.

10. **ADJOURN.**

P. Roche **motioned** to adjourn the meeting at 8:05 p.m., seconded by L. Hall. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 02/17/15 AT 1:52 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK