

PLANNING COMMISSION MEETING

WEDNESDAY, MAY 27, 2015

TOWN HALL 7:00 P.M.

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

PUBLIC HEARING

1. OPEN HEARING – ESTABLISH QUORUM.

Chairman Orefice called the hearing to order at 7:00 p.m. All regular members present are seated with newly appointed Alternate Member Debra Freidus seated for the open regular member position.

2. SARAH MASTROBATTISTO & MICHAEL MASTROBATTISTO – APPLICATION FOR THREE-LOT SUBDIVISION, 230 WILDCAT HILL ROAD AND DELAY ROAD, MASTRO ACRES, ASSESSORS MAP NO. B5-04-0018.

Chairman Orefice reads the call to hearing as published in the Republican American on 5/16/15 and 5/24/15. Robert Green, Robert Green Associates, is present to represent. Sarah Mastrobattisto and Michael Mastrobattisto are also present. Plans provided by Robert Green Associates titled Subdivision Map, Wildcat Hill Road and Delay Road, dated 1/12/15, revised 5/1/15, Sheet 2 of 4 titled Topographic Map, 5/1/15, Sheet 3 of 4 and 4 of 4 titled Miscellaneous Notes and Details, 5/1/15 are reviewed. Proof of mailings are submitted by the applicant and checked against the abutting property owners shown on the subdivision plan. Chairman Orefice acknowledges an email dated today from Vikki Truskoski who lives out of town but has property at 202 Wildcat Hill Road which states she had just received notice of this public hearing today and questions whether there is a requirement for advanced notice by the applicant to abutting property owners. It is noted that 18 certified mailings were mailed out on 5/22/15 with only 7 return receipts not accounted for. Nancy Tower, 181 Delay Road, is present and states that she also did not receive notice of this public hearing in a timely manner. Subdivision Regulation 2.5.2 states that notice of the hearing shall be sent by the applicant at least 10 days prior to owners of property within 200 feet of the proposed subdivision. Chairman Orefice recommends continuing the public hearing at this time with no discussion of the subdivision taking place until the applicant properly notices all abutters of the continued hearing date.

3. CONTINUE OR CLOSE HEARING.

P. Roche **motioned** to continue the hearing to Wednesday, June 10, 2015 at 7:00 p.m. in the town hall, seconded by R. Perreault. Motion passed unanimously.

REGULAR MEETING

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:15 p.m. Same quorum exists.

2. APPROVE MINUTES OF PREVIOUS MEETINGS: 5/14/14 AND 5/18/15

P. Roche **motioned** to approve the minutes of 5/18/15, seconded by L. Hall. Motion passed unanimously with D. Freidus abstaining from vote.

*The minutes of 5/14/14 will never be voted on due to commission members present at that meeting having resigned.

3. **DISCUSSION/POSSIBLE DECISION - SARAH MASTROBATTISTO & MICHAEL MASTROBATTISTO – APPLICATION FOR THREE-LOT SUBDIVISION, WILDCAT HILL ROAD AND DELAY ROAD, MASTRO ACRES, ASSESSORS MAP NO. B5-04-0018.**

No discussion.

4. **GEOFFREY & ELIZABETH COLOMBIE – DISCUSSION OF LOT LINE REVISION BETWEEN 310 WILDCAT HILL ROAD AND 325 HILL ROAD.**

Mr. & Mrs. Colombie are present. A Perimeter Survey Map, prepared by Robert Green Associates dated 5/11/15, is presented showing revision to lot lines between the Colombie's two abutting properties, one located at 325 Hill Road (36.60 acres) and the other located at 310 Wildcat Hill Road (19.10 acres). TAHD has sent a letter dated 5/21/15 to the Land Use office stating their department has no problem with the proposed revision. A 250 foot right of way in favor of CL&P is located on the Wildcat Hill Road property and will remain on that property. P. Roche **motioned** that the proposed lot line revision does not constitute a subdivision, seconded by D. Freidus. The motion passed unanimously.

P. Roche **motioned** to add Zachary Prenoveau - application for a 2 lot resubdivision, 421 Hill Road.

Motion seconded by R. Perreault and passed unanimously.

Dennis McMorrow, P.E., Berkshire Engineering, is present to represent. Plans by Berkshire Engineering titled ReSubdivision of Lot 1, Summit Ridge Farm, dated 4/27/15 includes Sheet S1 Site Development Plan, Lot 1A Summit Ridge Farm, dated 4/27/15, Sheet E1 Erosion & Sediment Control Plan and Sheet D1 Details & Notes are reviewed. Mr. McMorrow states that after the original 1997 Subdivision approval, Lots 12, 14 & 16 were eliminated and assumed into Lot 1, owned by Jan Prenoveau. The resubdivision proposed is of Lot 14 in the original subdivision with the north property line being the same, the south property line revised, and the lot now to be known as Lot 1A. The application is before IWWC with a decision due 6/1/15 and Mr. McMorrow explains that he is expecting an approval since no additional information was required by that commission. R. Perreault **motioned** to accept the application and set a public hearing for Wednesday, June 10, 2015 immediately following the continued public hearing of Mastro Acres Subdivision with the condition that the application fee is received. Motion seconded by P. Roche and passed unanimously.

5. **OLD BUSINESS.** None.

6. **NEW BUSINESS.** None.

7. **ANY OTHER BUSINESS.**

Students of a Lewis Mills High School Civics class are present. Chairman Orefice explains to the two students the duties and purpose of the Planning Commission.

8. **CORRESPONDENCE.**

None.

9. **INVOICES.**

None.

10. **ADJOURN.**

R. Perreault **motioned** to adjourn the meeting at 7:45 p.m., seconded by P. Roche. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 6-3-2015 AT 10:00AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK