

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

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 Alternate Member D. Freidus seated for L. Hall.

2. JOSHUA E. DUMAS, TRUSTEE OF THE DUMAS CHILDREN TRUST – APPLICATION FOR TWO LOT RESUBDIVISION, 135 COUNTY LINE ROAD.

Chairman Orefice acknowledges the call to hearing as published in the Republican American on 10/14/16 and 10/21/16. Torrington Area Health District letter dated 10/12/16 has been received stating they are satisfied that the parcel can accommodate a subsurface sewage disposal system for a single family four-bedroom dwelling within the areas tested with a notation that prior to issuance of any septic permit, an individual sanitary design prepared by a professional engineer must be submitted for review and approval by them. Inland Wetland Agent approval for non-regulated proposed activities has been received. Notice of this public hearing has been sent to the Town of Burlington in accordance with State Statute 8-7d(f).

Steve Latour, R.L.S., Berkshire Engineering is present to represent. Plans by Berkshire Engineering titled Re-Subdivision of Lot 2 “Dumas Subdivision, dated 7/19/16 and Site Development Plan and Soil Erosion and Sediment Control Plan of Re-Subdivision of Lot 2 “Dumas Subdivision”, dated 9/23/16 are reviewed. Proof of certified mailings giving notice of this hearing to property owners within 200 feet of the subject land is submitted by Mr. Latour. The property contains 5.618 acres in a Country Residential zone. Lot 2A has an existing home situated on 2.027 acres and Lot 2B, the newly created lot, will contain 3.591 acres. There is an existing shed on Lot 2B that will become non-conforming to the side yard setback and it is understood that the property owner shall remove it prior to the development of this lot. Chairman Orefice questions the footing and roof drain out to the back of Lot 2B with Mr. Latour stating that drainage needs to get past the septic and out to daylight which is approximately 80 feet to the rear property line. Chairman Orefice questions whether there was any consideration for installing rain gardens with Mr. Latour stating there was not. With no comment from the public, P. Roche **motioned** to close the public hearing at 7:18 p.m., seconded by R. Perreault. Motion passed unanimously.

REGULAR MEETING

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:18 p.m. All regular members present are seated with Alternate Member D. Freidus seated for L. Hall.

2. APPROVE MINUTES OF PREVIOUS MEETINGS: 1/27/16, 5/11/16 AND 10/12/16

Minutes of 1/27/16 tabled due to a lack of a voting quorum.

Minutes of 5/11/16 tabled due to uncertainty on voting quorum.

P. Roche **motioned** to approve the minutes of 10/12/16 with amendment to Item 3, line 3, to read:

“P. Roche (omit the word Roland) motioned to accept the application...” R. Perreault seconded the motion and it passed unanimously with D. Freidus refraining from vote due to her absence at the 10/12/16 meeting.

3. DISCUSSION/POSSIBLE DECISION - JOSHUA E. DUMAS, TRUSTEE OF THE DUMAS CHILDREN TRUST – APPLICATION FOR TWO LOT RESUBDIVISION, 135 COUNTY LINE ROAD.

P. Roche **motioned** to approve the application for a two lot subdivision based on the following: (1) that signoff by the Inland Wetlands Agent for non-regulated proposed activities is on file, (2) that TAHD gave a favorable review, (3) that proper noticing of the public hearing took place, (3) that Subdivision Plan and Site Plan meets Subdivision and Zoning Regulations respectively and (4) that there is no negative comment from John Fredsall, Highway Supervisor, for the driveway opening location. R. Perreault seconded the motion and it passed unanimously.

4. DISCUSSION/REVIEW OF PLANNING COMMISSION ANNUAL REPORT.

The Planning Commission is in favor of the Annual Report written up by LUC Redmond.

5. DISCUSSION – 2017/2018 PLANNING COMMISSION BUDGET REQUEST.

The Planning Commission is in favor of the presented Budget Request for 2017.

6. DISCUSSION – 2017/2018 PLAN OF CONSERVATION & DEVELOPMENT BUDGET REQUEST.

The Planning Commission is in favor of the presented Budget Request for 2017.

7. OLD BUSINESS

P. Roche suggests that the Planning Commission hold informational meetings beginning in January 2017 to receive input from residents on any suggested revisions to the Plan of Conservation and Development. Land Use Boards will be notified of when these meetings will begin. Notice will be placed on the town's website and possibly on the Harwinton Gazette's website.

8. ANY OTHER BUSINESS.

R. Perreault states that he attended the NHCOC's 5th Thursday forum where First Selectman Michael Criss was a speaker on the topic of energy.

9. CORRESPONDENCE.

CT Landscape Architect magazine and Annual Report is received.

10. INVOICES.

None.

11. ADJOURN

R. Perreault **motioned** to adjourn the meeting at 7:33 p.m., seconded by P. Roche. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 10/31/16 AT 1:36 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK