

**PLANNING COMMISSION MEETING
WEDNESDAY, DECEMBER 14, 2016
TOWN HALL 7:00 P.M.**

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

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:00 p.m. All regular members present are seated with Alternate Member D. Freidus seated for the vacant regular member position.

2. ELECTION OF OFFICERS.

D. Freidus **motioned** to nominate and appoint Michael Orefice as Chairman of the Planning Commission and to nominate and appoint Lee Hall as Secretary of the Planning Commission. With no other nominations, motion was seconded by R. Perreault and passed unanimously.

3. APPROVE MINUTES OF PREVIOUS MEETINGS: 1/27/16, 5/11/16 AND 10/26/16

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

Motion by W. Starr, second D. Freidus, to approve the minutes of 5/11/16. Motion passed unanimously with L. Hall and R. Perreault refraining from vote due to their absence at the 5/11/16 meeting.

Motion by W. Starr, second by M. Rewenko, to approve the minutes of 10/26/16. Motion passed unanimously with L. Hall refraining from vote due to his absence at the 10/26/16 meeting.

4. PICKETT BROOK PROPERTY, LLC – APPLICATION FOR TWO-LOT RESUBDIVISION, LOT 21 OF EQUESTRIAN ESTATES, 485 PLYMOUTH ROAD, AND ROAD CONSTRUCTION OF BREAK MAIDEN LANE TO EXIT OUT TO PLYMOUTH ROAD.

Atty. William Tracy, Furey, Donovan, Tracy & Daly, P.C., Bristol, CT is present to represent along with Jared Braddock, Project Manager, Supreme Industries/Pickett Brook Property, LLC. Plans by Jones Engineering, LLC, Southington, CT titled Re-Subdivision Equestrian Estates Lot #21 Plymouth Road, cover sheet 1 of 1 dated 9/29/2016, Sheet O titled Overall Plan, dated 10/3/2016, revised 11/7/2016 for IWWC comments, Sheet RP titled Proposed Roadway Plan, dated 10/3/2016, revised 11/7/2016 for IWWC comments, Sheet P1 titled Roadway Profile Sheet 1, dated 10/3/2016, revised 11/7/2016 for IWWC comments, Sheet P2 titled Roadway Profile Sheet 2, dated 10/3/2016, revised 11/7/2016 for IWWC comments and Sheet S&E titled Sediment & Erosion Control Details, dated 10/3/2016, revised 11/7/2016 for IWWC comments are reviewed. Roadway Plans show the connection from Break Maiden Lane out to Plymouth Road. Atty. Tracy provides the original Subdivision Plan of Equestrian Estates approved in 2006 for new members of the Commission to view. Atty. Tracy explains that the road design is somewhat different then from what was proposed in 2006 due to the wetlands/vernal pool location. An environmental study by a consultant hired by the developer was done resulting in enhancement to the vernal pool by relocating the proposed road south. IWWC approved the road construction on 11/9/16. Lot 21 was already an approved lot by IWWC with the original subdivision although more land was added to it by a lot line revision that took place in 2014 (Map 1574, Vol.251/Pg 208). The newly created lot proposed tonight, Lot 5, will contain 15.505 acres with frontage on Plymouth Road and on the proposed Break Maiden Lane but will not be a corner lot. What will become Lot 5 has the beginnings of construction on it for a horse barn/agricultural facility that received approval by IWWC and Zoning and met frontage requirements with the 100' access that was considered a driveway at the time of application and is now being considered as road construction with this application.

Atty. Tracy notes that these plans have been sent to town engineers, W.M.C. Consulting Engineers, for their review and a road construction bond estimate will be sent to them in the near future.

R. Perreault **motioned** to accept the application as complete and to set a public hearing for Wednesday, January 25, 2017 at 7:00 p.m. in the town hall, seconded by L. Hall. Motion passed unanimously.

R. Perreault **motioned** to add to the agenda: **Sam Johnson, Lot Line Revision, 505 Hill Road, Assessors Map B3-02-0006 to vacant lot Assessors Map B3-02-0005**, seconded by D. Freidus.
Motion passed unanimously.

Mr. Johnson is present and provides a map showing the property at 505 Hill Road and the lot abutting it, containing 65 acres. He and his brothers own both parcels. He explains that the Harwinton Rod & Gun Club is interested in purchasing the property to use the land for bird hunting two to three months out of the year. The revision to the property line would involve a 100' x 250' strip from 505 Hill Road that has always been used as access and which will now give access to the gun club due to the present frontage on the vacant lot being non-passable because of wetlands. Planning Commissioners would like to review the deed to the property for clarification on lot lines. The Commissioners also agree that the map is not clear and that a revision be made to show the actual land to be transferred. Mr. Johnson will return to the next Planning meeting on January 11, 2017 with these items.

5. DISCUSSION/REFERRAL REPORT IN COMPLIANCE WITH STATE STATUTE 8-3A. – ZONE CHANGE APPLICATION SUBMITTED TO ZONING COMMISSION FROM HARWINTON HAVEN, LLC, 29 COUNTY LINE ROAD, LIGHT INDUSTRIAL ZONE TO COUNTRY RESIDENTIAL ZONE. PUBLIC HEARING SET FOR JANUARY 23, 2017.

Commissioners question the process that took place on the cleanup of this once-contaminated property. They question whether it was cleaned up to standards for use as industrial land or for the possibility of it becoming residential land. Chairman Orefice questions potential harm if there is soil disturbance for septic and house foundations. R. Perreault states that mitigation work was done through a superfund and testing was probably done for a similar use on the property. There is discussion on how much land in Harwinton that is zoned Light Industrial and Retail Service. The POCD (page 21) states there is 182 acres of commercial land. L. Hall questions that by changing the zone, is the town losing the potential for business to come to town? Chairman Orefice questions whether buffer zones would apply if the property becomes residential because it would abut a Light Industrial zone. Zoning Regulation 12.5 calls for a buffer of at least 50 feet along the abutting property line when commercial land abuts residential land. W. Starr questions if there is any other Light Industrial land in town that is vacant. Commissioners agree that there is not enough evidence on points made tonight to either object or support the zone change. Land Use Coordinator Redmond will gather any further information she can find on the cleanup of the site and information on the amount of industrial/commercial land in town. R. Perreault states that he doesn't recall the POCD touching on the point of bringing more industrial to town. It is the Planning Commission's charge to comply with State Statute 8-3a(b) in giving a report containing the findings on consistency of a proposed boundary change with the Plan of Conservation and Development. The item will be placed on the next Planning Commission meeting agenda for January 11, 2017.

6. OLD BUSINESS.

None.

7. NEW BUSINESS.

None.

8. ANY OTHER BUSINESS.

The Commission has a vacant Regular Member position and Ordinance 60 allows the Commission to fill this unexpired term left by Donna Groccia-Lubik who resigned. Paul Roche is interesting in coming back to fill this position, term ending 11-2-21. R. Perreault motioned to appoint Paul Roche to become a regular member of the Planning Commission, term ending 11/2/21, seconded by D. Freidus. Motion passed unanimously.

9. **CORRESPONDENCE.**

None.

10. **INVOICES.**

None.

11. **ADJOURN.**

R. Perreault **motioned** to adjourn the meeting at 8:15 p.m., seconded by W. Starr. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 12-19-16 AT 11:27 AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK