

**PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 8, 2017
TOWN HALL 7:00 P.M.**

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

1. OPEN MEETING – ESTABLISH QUORUM.

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

2. ELECTION OF OFFICERS.

W. Starr nominated and **motioned** to elect Michael Orefice to the position of Chairman and Lee Hall to the position of Secretary. With no further nominations, the motion was seconded by R. Perreault and passed unanimously.

3. APPROVE MINUTES OF PREVIOUS MEETINGS: 9/27/17

R. Perreault **motioned** to approve the minutes of the previous meeting, seconded by D. Freidus. Motion passed unanimously with L. Hall and W. Starr refraining from vote due to their absence at the previous meeting.

4. PICKETT BROOK PROPERTY, LLC – EQUESTRIAN ESTATES SUBDIVISION, PLYMOUTH ROAD – REQUEST FOR EXTENSION TO COMPLETE SUBDIVISION PAST EXPIRATION DATE OF 12/1/17. MAXIMUM EXTENSION OF FIVE YEARS PERMITTED TO 12/1/22.

Atty. William Tracy is present to represent and informs the Commission that the request to extend the Equestrian Estates Subdivision completion date to 12/1/22 is due to the housing market not being strong. He distributes a reduced copy of the overall subdivision pointing out that Fox Hunt Way is completed and approved by the town and Break Maiden Lane has been constructed past the horse barn to the first course of pavement. The connection to Steeple Chase Road is the next step in the process of completing the subdivision. A culvert across the pond will be installed within the month and once that is done there should be a gravel surface to travel on. Atty. Tracy states that he believes by spring/summer there will be connection between the two sections of the subdivision. The culvert (between lots 14 & 15) is the most substantial part of the work to be one and then there are the two cul-de-sacs to be completed and some work to be done on the dam. W. Starr states that he thought the cul-de-sac was to be paved with Atty. Tracy stating that once the culvert work is done, the cul-de-sac will be paved but that also depends on the weather and when the asphalt plants close. R. Perreault **motioned** to grant the extension request of five years to complete Equestrian Estates public improvements to December 1, 2022. Motion was seconded by W. Starr and passed unanimously.

5. PICKETT BROOK PROPERTY, LLC – LOT LINE REVISION, 20 FOX HUNT WAY/16 FOX HUNT WAY, EQUESTRIAN ESTATES SUBDIVISION, PLYMOUTH ROAD.

Atty. William Tracy is present to represent and provides a copy of a site plan prepared by Jones Engineering titled Map Showing Area to be Deeded to Lot 7 (20 Fox Hunt Way) from vacant Lot 8 to the south. The area to be deeded to Lot 7 (20 Fox Hunt Way) contains 4,090 S.F. or 0.09 acres giving a total acreage of 4.48 acres to Lot 7 (excluding access) from the previous 4.39 acres. Lot 8 will be reduced from 4.24 acres to 4.147 acres (excluding access). W. Starr **motioned** that this lot line revision does not constitute a subdivision or resubdivision of Equestrian Estates, seconded by R. Perreault. Motion passed unanimously.

6. WHETSTONE PROPERTIES, LLC – WHETSTONE ESTATES WEST SUBDIVISION, WHETSTONE ROAD – REQUEST FOR EXTENSION TO COMPLETE SUBDIVISION PAST EXPIRATION DATE OF 12/1/17. MAXIMUM EXTENSION OF FIVE YEARS PERMITTED TO 12/1/22.

Fred Zavatkay has written a letter dated 11/2/17 requesting the Planning Commission grant a five year extension to complete Whetstone Estates West Subdivision, Whetstone Road, to December 1, 2022.

R. Perreault **motioned** to grant the extension request to complete Whetstone Estates West Subdivision for a maximum of five years to be completed by December 1, 2022. The Modification Agreement will need to be revised with new dates and Mr. Zavatkay will be made aware of that. L. Hall seconded the motion and it passed unanimously.

7. SET 2018 PLANNING COMMISSION MEETING SCHEDULE.

R. Perreault **motioned** to accept the 2018 Planning Commission Meeting Schedule as presented by LUC Redmond, seconded by D. Freidus. Motion passed unanimously.

8. OLD BUSINESS.

R. Perreault **motioned** to appoint Debra Freidus to the Alternate Member position term ending 11/30/20, seconded by L. Hall. Motion passed unanimously.

9. NEW BUSINESS.

None.

10. ANY OTHER BUSINESS.

None.

11. CORRESPONDENCE.

None.

12. INVOICES.

None.

13. ADJOURN.

R. Perreault **motioned** to adjourn the meeting at 7:40 p.m., seconded by W. Starr. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 11/15/17 AT 10:41 AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK