

**HARWINTON PLANNING COMMISSION**  
**WEDNESDAY, MAY 9, 2018**  
**TOWN HALL 7:00 P.M.**

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

**PUBLIC HEARING - continued**

**1. OPEN HEARING – 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 W. Starr.

**2. DAVE WILSON, P.E. FOR MYRON L. BALDWIN, TRUSTEE– APPLICATION FOR TWO LOT SUBDIVISION, BALDWIN SUBDIVISION, HAYDEN ROAD.**

Roy Cheney, L.S. is present to represent for David Wilson, P.E. Mr. Wilson has provided a letter dated 5/8/18 that is read by Chairman Orefice and states that per the discussions at the start of the public hearing on 4/11/18, the following items have been addressed: (1) Notice to Thomas Gallucci has been sent certified mail, (2) the road name on the Site Development Plan has been corrected to Hayden Road, (3) the side line building setback line on Lot 1 has been redrawn, (4) the front line setbacks have been relabeled at 60' and (5) the existing rights to drain have been added to the plans. TAHD approval has been received.

Chairman Orefice opens the floor to public comment with Thomas Gallucci questioning whether other neighbors attended the first public hearing. It was explained to him that he was not notified of the first public hearing because, according to Mr. Wilson who informed LUC Redmond, the letter addressed to Mr. Gallucci was misplaced in his office and it didn't get mailed with the other notifications. Mr. Gallucci was informed that four neighbors did attend the first public hearing and spoke. Mr. Gallucci questions whether both lots will have houses built on them with Chairman Orefice stating that that's a question for the property owners who will have to go to the Zoning Commission for construction approval. Mr. Gallucci questions how he will know when property owners make application to Zoning with Chairman Orefice informing him to check the town's website where agendas are posted. R. Perreault informs Mr. Gallucci of the questions the neighbors asked at the first public hearing.

**3. CONTINUE OR CLOSE HEARING.**

P. Roche **motioned** to close the hearing at 7:15 p.m., seconded by R. Perreault. Motion passed unanimously.

**REGULAR MEETING**

**1. OPEN MEETING – ESTABLISH QUORUM.**

Chairman Orefice called the meeting to order at 7:15 p.m. All regular members present are seated with Alternate member D. Freidus seated for W. Starr.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 4/11/18**

R. Perreault **motioned** to approve the minutes with amendments to page 1, paragraph 2, changing the address of Byron Pierce to 52 Acme Drive, Middlebury, CT. Page 1, paragraph 3, line 2, to omit the "?" after the words "Hill Road" and Page 2, paragraph 1, line 2, delete the words "acreage and frontage requirements" and insert *Planning Regulations* and *Zoning Regulations*. L. Hall seconded the motion and it passed unanimously with D. Freidus refraining from voting due to her absence at the previous meeting.

3. **DISCUSSION/POSSIBLE DECISION - DAVE WILSON, P.E. FOR MYRON L. BALDWIN, TRUSTEE – APPLICATION FOR TWO LOT SUBDIVISION, BALDWIN SUBDIVISION, HAYDEN ROAD.**

P. Roche **motioned** to approve the application for a two-lot subdivision, to be known as Baldwin Subdivision, based on IWWC and TAHD approvals, appropriate and complete noticing to neighbors, amendments made to the plans for setback lines, correct road name, addition of right to drain notation and compliance with the Planning Regulations and the Zoning Regulations. R. Perreault seconded the motion and it passed unanimously with D. Freidus refraining from vote due to her absence at the first public hearing held on 4/11/18.

4. **OLD BUSINESS.**

None.

5. **NEW BUSINESS.**

LUC Redmond informs the Commissioners that Ken Hrica, P.E., Hrica Associates, filed a Property Survey Boundary Line Adjustment plan dated 3/28/18 on the land records in the Office of the Town Clerk in connection with Harwinton Storage, LLC Subdivision, 131 Clearview Avenue. The lot line revision gives Lot 2 full possession of the gate on the existing gravel driveway leading to the storage units and though lot acreage has changed, the lots still meet acreage requirements. P. Roche **motioned** that the lot line revision does not constitute a resubdivision, seconded by R. Perreault. Motion passed unanimously.

6. **ANY OTHER BUSINESS.**

None.

7. **CORRESPONDENCE.**

None.

8. **INVOICES.**

None.

9. **ADJOURN.**

P. Roche **motioned** to adjourn the meeting at 7:26 p.m., seconded by D. Freidus. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 05/15/18 AT 11:58AM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK