

HARWINTON PLANNING COMMISSION

WEDNESDAY, JULY 10, 2019

TOWN HALL 7:00 P.M.

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

Also Present: Thomas Schoenemann, Chairman, Economic Development Committee and Christopher Ravlin, North Road resident

Absent: Lee Hall, William Starr, Jon Truskauskas, Alternate Member Roland Perreault and Alternate Member Michael Rewenko

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Orefice called the meeting to order at 7:05 p.m. All regular members present are seated with Alternate Member D. Freidus seated for L. Hall.

2. APPROVE MINUTES OF PREVIOUS MEETING: 5/8/19 AND 6/26/19

Tabled to the next regular meeting due to lack of a voting quorum for the 5/8/19 and 6/26/19 minutes.

3. WORKSHOP – REVIEW AND DISCUSS POTENTIAL UPDATES TO 2010 PLAN OF CONSERVATION AND DEVELOPMENT.

ALL MEMBERS OF THE PUBLIC ARE INVITED TO ATTEND.

Discussion on what information can be eliminated in the POCD takes place including the elimination of information regarding Cook's Dam, the North/South Trail System and the Naugatuck River Greenway.

Chairman Orefice refers to information he read in "Overviews and Case Laws" that he received at the CT Bar Association, CT Land Use Law for Municipalities seminar he attended on 3/23/19. The section he refers to is ***Mandatory Considerations in Preparing POCD*** and ***Mandatory Requirements for POCD***. All Commissioners will receive a copy of this information in the next agenda mailing.

Commissioners discuss the possibility of taking the information found under Naugatuck River Greenway (page 58) in the POCD and incorporate that information into a new section titled "*Hiking Trails*."

****Audience member Chris Ravlin informs the Commission that there is a booklet on Harwinton hiking trails and he will obtain a copy for the Commission.**

****D. Freidus will obtain paperwork she received from a workshop held by NHCOC regarding Technology Infrastructure that Commissioners believe could be incorporated into the new POCD.**

****Chairman Orefice will contact the Bristol Water Department to obtain information on the status of the North/South Trail System in connection with the development of the Cook's Dam Reservoir as noted in the POCD (page 60/61).**

Tom Schoenemann speaks of Ordinance 149, an *Ordinance Establishing the Harwinton Tax Incentive Program* to attract, retain and expand qualified businesses coming to town and suggests that information on this might be brought into the POCD so prospective businesses are aware of the incentive. He also submits a memo with suggested topics for the 2020 POCD that includes (1) planning for housing and service business to deal with the growing senior population and (2) support of home-based businesses within the context of maintaining the rural atmosphere the town desires. He points out that the Zoning Regulations on home-based businesses are contradictory (Section 4.2e. that allows for two non-resident employees within the home and Section 9.4.3 that states “there shall be no outside employee other than members of the resident family.”) and suggests that perhaps the POCD could point out as a recommendation to bring them into uniformity. T. Schoenemann believes that by encouraging home-based businesses it might possibly encourage young people to come to town.

****LUC Redmond** will provide copies to Commissioners on sections within the Zoning Regulations that pertain to home-based businesses/home occupations in order to review the contradictory sections noted by T. Schoenemann.

****P. Roche** will do research to see what can be added to Service Businesses to the aging population and how to facilitate home-based businesses.

****LUC Redmond** will send Commissioners hard copies of the marked-up/red-lined POCD done by her and P. Roche.

Commissioners refer to the Survey question regarding Air BnB's. If there are positive responses on allowing them in town, it might be something to put into the POCD to suggest that the Zoning Commission add regulations on them.

4. OLD BUSINESS. None.

5. NEW BUSINESS. None.

6. ANY OTHER BUSINESS. None.

7. CORRESPONDENCE. None.

8. INVOICES. None.

9. ADJOURN.

P. Roche **motioned** to adjourn the meeting at 8:05 p.m., seconded by D. Freidus. Motion passed unanimously.

Respectfully submitted,
Polly Redmond, Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 7-11-2019 AT 2:35 PM
ATTEST NANCY E. ELDRIDGE TOWN CLERK