

Attending: Chairman Michael Orefice, Lee Hall (arriving at 7:15 p.m.), William Starr, Alternate Member Debra Freidus, Alternate Member Michael Rewenko, Alternate Member Roland Perreault and Land Use Coordinator Polly Redmond

Absent: Paul Roche and Jon Truskauskas

Also attending: Atty. William J. Tracy for Pickett Brook Property, LLC and Jared Braddock, Building Division General Manager, Supreme Industries & E.R. Hinman and Sons

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman M. Orefice called the meeting to order at 7:00 p.m. All members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 2/12/20

M. Rewenko **motioned** to approve the minutes of the previous meeting, seconded by D. Freidus. Motion passed unanimously with M. Rewenko, D. Freidus and Chairman Orefice voting. All others refrain from voting due to their absence at the 2/12/20 meeting.

3. PICKETT BROOK PROPERTY, LLC – LOT LINE RELOCATION, 38 FOX HUNT WAY AND LOT 22, EQUESTRIAN ESTATES, PLYMOUTH ROAD (PROPOSED STEEPLE CHASE ROAD).

Atty. William Tracy, Furey, Donovan, Tracy & Daly, representing Pickett Brook Property, LLC addresses the Commission stating that this lot line revision application is actually to be a part of the following application, Item 4, for re-subdivision of Equestrian Estates involving adjustment of property lines, eliminating the proposed cul-de-sac on Steeple Chase Road at lots 22, 30 and 31, and joining the three lots of 22, 30 and 31. He explains that Items 3 and 4 can't be addressed separately because of the change in lots 22 and 23 that will produce a non-conforming lot and that these proposals should be tied together for a public hearing that is required for a resubdivision.

Commissioners agree and the agenda moves on to Item 4.

4. PICKETT BROOK PROPERTY, LLC – APPLICATION FOR RE-SUBDIVISION OF EQUESTRIAN ESTATES, PLYMOUTH ROAD, TO JOIN LOTS 22, 30 AND 31 OFF OF STEEPLE CHASE ROAD (PROPOSED ROAD/CUL-DE-SAC) INTO ONE LOT WITH FRONTAGE ON FOX HUNT WAY.

Plans prepared by Robert Green Associates titled Resubdivision Plan Equestrian Estates Lots 22, 30 & 31 Owned by Pickett Brook Property LLC – Lot 23 Owned by Michael Mazuroski , Et Al, Fox Hunt Way and Steeple Chase Road, revised to 8/19/20 have been submitted. These plans include the lot line relocation between lots 22 and 23. An Easement Map showing the access easement across Lot 24 owned by Pickett Brook Property, LLC, dated 8/19/20 to the Roraback State land has also been submitted with the application. All Commissioners have received copies of these plans.

Atty. William Tracy, Furey, Donovan, Tracy & Daly, states that the owners of Lot 23 (38 Fox Hunt Way) has submitted an agreement letter dated 8/21/20 to the Land Use office for the revision to their lot line which will add 0.389 acres to their 2.391 acres parcel. TAHD also sent a letter to the Land Use office dated 8/20/20 stating they are in agreement with the proposal to join the three lots. R. Perreault questions the neighbor notification process for the public hearing with Chairman Orefice stating that LUC Redmond advised Jared Braddock that notification was to be made to property owners including those across the

street from the lots being adjusted and that those owner names should be shown on the plans. Atty. Tracy states that a list of owner names within 200 feet of the project has been submitted to the Land Use office. Chairman Orefice notes that the plans should state "lot line adjustment" at the property line of lot 23. Atty. Tracy agrees to this.

R. Perreault **motioned** to accept the application and set a virtual public hearing for Wednesday, September 9, 2020 at 7:00 p.m. via WebEx. W. Starr seconded the motion and it passed unanimously.

5. ATTY. WILLIAM TRACY FOR SUSAN MCCLEN – TRANSFER OF PROPERTY AT 251 WHETSTONE ROAD AND 255 WHETSTONE ROAD TO AJT, LLC (FAIRVIEW FARMS GOLF COURSE), HILL ROAD.

Atty. William Tracy, Furey, Donovan, Tracy & Daly, is representing. Plans by Dufour Surveying, LLC titled Lot Line Adjustment Map prepared for A.J.T., LLC and Susan McClen, dated 6-4-2020 are submitted with each Commissioner receiving a copy. 255 Whetstone Road contains 22.54 acres owned by S. McClen and of this lot, 15.64 acres will be conveyed to and merged with other land of A.J.T., LLC. The remaining acreage will contain the existing two-bedroom dwelling with a code compliant reserve area identified. 251 Whetstone Road contains 3.1 acres that will be conveyed to and merged with other land of A.J.T., LLC. No new lots are being created. R. Perreault **motioned** that this proposal is not a subdivision of land and requires no action by the Planning Commission. D. Freidus seconded the motion and it passed unanimously.

6. OLD BUSINESS.

None.

7. NEW BUSINESS.

None.

8. CORRESPONDENCE.

None.

9. INVOICES.

None.

10. ADJOURN.

R. Perreault **motioned** to adjourn the meeting at 7:47 p.m., seconded by L. Hall. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 9-1-20 AT 11:50 am
ATTEST TOWN CLERK

James P. Bryan