

Present: Tom Failla, Chairman, Don Saltzman, Ken Edgar, Sally Korsh, Britta Lerner, Jim Carlon
Absent: Jane Connolly, Vice Chairman

Also present: Land Use Director

Digitally recorded on 10/20/14

PUBLIC HEARING: APPLICATION FOR SUBDIVISION APPROVAL, 2 LOTS, 161 GOODHILL ROAD (CHARLES ROCKWELL)

The Chairman read the public hearing notice into the record.

Charles Rockwell and his realtor, Jill Bregy, representing David and Mary Rockwell presented an application for a 2 lot subdivision, a division of property, located at 161 Goodhill Road. They were advised by the Commission that further research needed to be done on a frontage issue and that health department approval was necessary. Mr. Rockwell stated that the health department approval for septic suitability was in the works. A discussion followed. The Land Use Director stated that she met with the Town Assessor today regarding the sliver of property that comes down by Goodhill Road belonging to the Nature Conservancy and how it affects the frontage issue that the Rockwell's have on Goodhill Road. A discussion followed regarding the frontage issue and it was suggested that the deed for the property be researched for Lots 31 and 32 and also the original deed for the Katherine Ordway property.

The Commission continued discussion of this application until its November 3, 2014 meeting.

CONTINUED PUBLIC HEARING: APPLICATION FOR SUBDIVISION APPROVAL, HIDDEN SPRING SUBDIVISION, MAP 10, BLOCK 1, LOT 5, HIDDEN SPRING DRIVE (IRON SHIELDS INVESTMENT LLC/LANDTECH)

Juan Parades, P. E. with Land Tech and the owner Iron Shields Investment, LLC were present. The Land Use Director presented a letter to the owner from the Fire Marshal and Landtech's response to the letter. A discussion followed.

The Land Use director also noted that there were issues with whether the proposed subdivision met the frontage requirements of the Zoning Regulations. In particular, the proposed subdivision would appear not to satisfy the requirement that each lot on a cul de sac have at least 50 feet of frontage on the road. Mr. Parades addressed the frontage issues. After discussion, he indicated that he would consider changing the radius of the cul de sac to obtain 50 feet pf frontage for each lot. The Chairman also asked about the drainage for the entire property, as many trees have been cleared. Mr Parades discussed additional potential sedimentation and erosion controls, including modifications to the rain garden. A discussion followed.

The Commission requested the applicant to come to the next meeting on November 3, 2014 with a revised plan including a storm water management plan for the property during construction.

The public hearing was then continued to November 3, 2014.

DISCUSSION/DECISION: REFERRAL FROM CODE ENFORCEMENT OFFICER, REQUEST FOR A CERTIFICATE OF ZONING COMPLIANCE, 8 BLUE BERRY HILL ROAD, (RYAN CORNELL, REALTOR) REFERRAL IS PURSUANT TO PLANNING & ZONING JUNE 20, 2011 STANDARD OPERATING PROCEDURES MEMORANDUM)

This item was removed from the agenda.

APPROVAL OF MINUTES.

Ken Edgar moved that the Commission approve the minutes of October 6, 2014 as edited by the Chairman and Ken Edgar. Vote in favor (6-0) Jane Connolly absent and Ken Edgar recused himself from the Aspetuck Valley Country Club section.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Approved on November 3, 2014 with a vote of 3 with 1 abstention (Jane Connolly absent from this meeting) Absent: Don Saltzman, Britta Lerner and Jim Carlon absent from 11/3/14 meeting.