

Present: Stephan Grozinger, Chairman; Don Saltzman, Ridge Young, Joe Limone
Tracy Kulikowski, Land Use Director
Absent: Jane Connolly, Vice Chairman; David Allen and Katie Gregory

Meeting on tapes 1 & 2, dated 10/4/10

The Commission members had a moment of silence for former Planning & Zoning member Paul Heifetz, who passed away on September 30, 2010.

APPROVAL OF MINUTES: SEPTEMBER 20, 2010

Stephan Grozinger moved that the Commission approve the minutes of September 20, 2010. Seconded by Joe Limone. Vote in favor (4-0) Absent: Katie Gregory, Jane Connolly, Vice Chairman and David Allen

CHAIRMAN'S REPORT:

Stephan Grozinger went over the highlights of his Chairman's report, which is attached. This included political signs, check list for the Zoning Officer for surveys, to be put into effect as soon as possible. Discussion with First Selectman regarding cemetery survey results and a possible 8-24 report.

RECEIPT OF APPLICATION: LOT DEVELOPMENT – DUPRE SUBDIVISION, 9 TWIN OAKS, W. QUIGLEY, 2 CAR GARAGE (BRIAN MCHUGH)

Builder, Brian McHugh, representing Mr. W. Quigley, presented his site plan, an A2 survey, dated 9/8/07 completed by Ryan and Faulds with the grid requirement, for a proposed 2 car garage located at 9 Twin Oaks in the Dupre Subdivision. Mr. McHugh went over the plan in detail and explained that this lot was the original lot and house of the subdivision and is returning to the Commission because the project is in a subdivision. The four corners of the proposed 2 car garage have been staked.

Joe Limone moved that the Commission receive the lot development for 9 Twin Oaks of the Dupre Subdivision for a proposed two car garage. Seconded by Ridge Young. Vote in favor (4-0) Katie Gregory, David Allen and Jane Connolly, Vice Chairman, absent.

The Commission members will do an independent walk before the next meeting on October 18th, 2010.

DISCUSSION/DECISION CONT: SUBDIVISION TIME EXTENSION – BARCELLO SUBDIVISION, AUTUMN RIDGE ASSOCIATES, LLC, 9-11 HILL CREST LANE (PATRIOT NATIONAL BANK) (ATTORNEY GUIDERA)

Present: Attorney Guidera, representing Tom Barcello, also present
Developer Richard Altman and John Conte, Town Engineer
Attorney Scott Harrington, Pinpat which is part of Patriot National Bank

It was stated that Developer Richard Altman has expressed an interest in purchasing the two lots (9-11) from Pin Pat Real Estate Group owned by Patriot National Bank. Mr. Altman has worked out a deal with them, a binder is signed and closing the end of this month on October 29, 2010. He is also assuming Mr. Barcello's rights to the bond and is doing the remaining work. Attorney Guidera has agreed to do this. Mr. Altman stated that he has a client to buy one of the lots, one of the two lots with the common access way.

Attorney Guidera questioned if you can assign a bond to someone and felt that Town Attorney approval was needed. This would put the responsibility onto Richard Altman and then these problems would go away.

Richard Altman explained who he was and that he has done all the subdivision work around this property. He would take over, do the work and get all the proper permits and felt he would need a nine month extension of the subdivision date. Weather wise, he felt he would plan to do the access way in early spring and for now put down mud tracking pads and large crushed stone. He would then plan to submit a site specific for a new house the beginning of April of 2011.

Richard Altman also stated that the bond would remain the same. A discussion followed. Mr. Altman would also take care of the fire protection system.

Joe Limone questioned – “what if Richard Altman goes bankrupt?” A discussion followed.

Public Comment: Attorney Scott Harrington was in support of the extension request as well as neighbor Mr. Suss. John Conte, Town Engineer felt that it all works out very well.

Attorney George Guidera felt that the Commission should talk to the Town Attorney to see if the bond can be assigned now. The Land Use Director will research. A discussion followed.

BARCELLO CONT:

Don Saltzman moved that the Commission extend the subdivision deadline until July 1, 2011 provided that the extension shall be void in the event that (i) the sale of the 2 parcels does not occur by November 15, 2010, or (ii) the fire suppression system and the installation of the mud tracking pad are not complete and approved by the Town Engineer by February 15, 2011, Seconded by Ridge Young. Vote in favor (4-0) Katie Gregory, Joe Allen and Jane Connolly, Vice Chairman were absent.

PUBLIC HEARING: DETERMINATION PURSUANT TO SECTION 8-26 OF THE CONNECTICUT GENERAL STATUTES OF WHETHER SUBDIVISION APPROVAL IS REQUIRED, REVISED PARCEL 515b ON MAP 3443 AND REVISED PARCEL 475a AND 475b ON MAP 3444, GEORGETOWN ROAD (LOST TRAIL LLC) (ATTORNEY FULLER)

Stephen Grozinger read the legal notice for the public hearing, into the record.

Attorney Fuller stated that since there were only four members of the Commission present for this meeting, that he would like to have a full Commission to hear this application. The Commission and Attorney Fuller were in agreement.

The public hearing was postponed until the next meeting on October 18th, 2010. The Land Use Director was in agreement and a notice will be sent out.

DISCUSSION: TOWN PLAN IMPLEMENTATION

Deferred to a later meeting.

OTHER BUSINESS:

The Commission was in agreement to delay the public hearing on the Cemetery Regulations, Section 341.8 and 341.9, pending receipt of the Selectmen's 8-24 application. A discussion followed.

Don Saltzman moved that the Commission delay the public hearing on Section 341.8 and 341.9, Cemetery Regulations, indefinitely. Seconded by Joe Limone. Vote in favor (4-0). Katie Gregory, David Allen and Jane Connolly, Vice Chairman absent.

It was noted that the Land Use Director needs 35 days to notify SWRPA.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approved: