

October 3, 2006

MEMBERS PRESENT: Mr. Charles, Ms. Gager, Mr. Rimsky, Mrs. Roberts

MEMBER ABSENT: Mr. Frank

ALTERNATE PRESENT: Mr. Carey

ALTERNATES ABSENT: Mrs. Braverman, Mr. Fowlkes

STAFF PRESENT: Mrs. Hill

ALSO PRESENT: Mr. Sears, Mr. and Mrs. Hannibal, Mr. Fairbairn

Mrs. Roberts called the meeting to order at 6:37 p.m. and seated Members Charles, Gager, Rimsky, and Roberts and Alternate Carey for Mr. Frank.

MOTION: To go into executive session at 6:38 p.m. to discuss a pending real estate transaction. By Ms. Gager, seconded by Mr. Rimsky, and passed 5-0.

MOTION: To end the executive session at 7:15 p.m. By Ms. Gager, seconded by Mr. Rimsky, and passed 5-0.

Consideration of the Minutes

MOTION: To accept the 9/5/06 Regular Meeting minutes as written. By Ms. Gager, seconded by Mrs. Roberts, and passed 5-0.

MOTION: To accept the 9/12/06 Special Meeting minutes as written. By Ms. Gager, seconded by Mr. Charles, and passed 5-0.

MOTION: To add subsequent business not already posted on the agenda. By Mr. Charles, seconded by Mrs. Roberts, and passed 5-0.

Pending Applications

Potter/253 Old Litchfield Road/2 Lot Subdivision: Mr. Fairbairn submitted the 10/3/06 letter withdrawing the application.

Hannibal/80 Sunset Lane/2 Lot Subdivision: Mrs. Hill noted her final review of the application found only two unresolved issues: 1) the placement of monuments as required per Section 6.10 of the Subdivision Regulations was not shown on the Record Subdivision Map and 2) the Commission had not yet determined whether it would require any fire protection measures. It was noted the Commission had inspected the property and it was the consensus that no fire protection measures were necessary.

MOTION: To approve the application submitted by Mr. and Mrs. Hannibal for a two lot subdivision at 80 Sunset Lane subject to the following condition: that a note be added to the mylar map that boundary markers/monuments shall be placed at all block corners, angle points, etc. as required per Section 6.10 of the Subdivision Regulations. By Ms. Gager, seconded by Mr. Rimsky, and passed 5-0.

Other Business

Discontinuance of Frisbee Road: Mr. Charles advised the Commission that the discontinuance of Frisbee Road was on the 10/3 Town Meeting agenda. He pointed out the agreement did not provide for public access as the Commission had unanimously voted to retain at its 12/6/05 meeting. He also noted maintaining public access was consistent with the Planning Commission's policy for all Town road discontinuances. He questioned why the Board of Selectmen would have ignored the Planning Commission's advice and why it was not acting consistently with past Town policy. It was the unanimous opinion of the Commission that it would raise these issues at the Town Meeting and would request that the motion be amended to allow for continued public access.

Referral Per Section 8-24 CGS/Installation of Generator at Town Hall: Mrs. Roberts read the 9/29/06 referral letter from Mr. Sears. It was the consensus that it did not provide adequate information so that a recommendation could be made. The questions and issues raised included: 1) would the installation of the generator interfere with possible future uses of the property such as senior housing behind the Town Hall or completion of a circular driveway around the building, 2) how large is the generator, 3) exactly where is the proposed location, 4) how have fuel, noise, rust, protection of the equipment, and screening from public view been addressed, and 5) have energy alternatives such as a gas powered generator that can be used to supplement the heating system been considered?

Scheduling of Special Meeting: A Special Meeting was scheduled for 5:00 p.m. on Tuesday, October 17, 2006 in the Land Use Meeting Room to consider the following topics: 1) Depot Study priorities, 2) Referral from the Conservation Commission Re: Rural Roadscape Zone, and 3) referral from Selectmen re: generator.

MOTION: To adjourn the meeting. By Mr. Charles.

Mrs. Roberts adjourned the meeting at 7:30 p.m.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Janet M. Hill

Land Use Coordinator