

Planning Commission Special Meeting Minutes

Tuesday March 10, 2015

Present: Francine Schwartz, Ernie Covino, Rita Palazzo, Brian Schuch, Chairman, Frank Balantic, Secretary, Joan Bengtson

Also Present: Gary Goeschel, Planning Director, Anne Thurlow, Alternate

Absent: Michael Hess, Alternate, John Birmingham, Alternate, Rose Ann Hardy, Ex-Officio

Mr. Schuch called this Special Meeting of the Planning Commission to order at 7:06 PM.

Pledge of Allegiance

The Pledge was observed.

I. Public Delegations

There were none.

II. Approval of Minutes

A. February 3, 2015 Special Meeting Minutes

- ****Motion (1)**

Mr. Balantic moved to approve the Special Meeting Minutes of February 3, 2015.

Ms. Schwartz seconded the motion.

Mr. Covino, Ms. Bengtson and Ms. Palazzo stated for the record that they had all read the meeting minutes and were comfortable voting despite their absence from the February 3, 2015 meeting.

Vote: 6-0-0. Motion passed.

III. Subdivisions and Resubdivisions

A. Fairhaven Farms, 49 Fairhaven Road, Jason Pazzaglia; Request for the Release of the Public Improvement Bond in the amount of \$9,800.00 provided as part of subdivision approval.

Mr. Goeschel refreshed the Commission's memory reminding the members that the bond was for storm water improvements. The Town is not taking the bond over so technically, this is not a public improvement. He noted that in terms of bond regulations a municipality cannot bond improvements that are not going to be public or taken over by the Town. Subdivisions may require the placement of rain gardens, but the Town is not interested in owning and having the responsibility of maintaining a bunch of rain gardens. Mr. Goeschel stated that going forward he feels that the Town should approach

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this from an erosion and sedimentation control angle which would allow a bond to be called upon to stabilize a site when necessary. Mr. Schuch asked if there is paper work tracking this bond and Mr. Goeschel stated that he has it all in his office. He added that he had visited the site in person and inspected the rain gardens noting that the site is stabilized.

Mr. Schuch asked if we should be addressing this in another way in the future, since this is not actually a public improvement. Mr. Goeschel said that through the bonding subcommittee they are hoping to find another route to address this issue. We will have to work with Engineering and Town Counsel on the finer details as well as wording that will give the Town authority. Mr. Balantic and Mr. Goeschel briefly discussed deed restrictions in regards to the maintenance of rain gardens, wondering if they could be completed in a manner that would allow the Town greater control in enforcing these restrictions.

- ****Motion (2)**

Mr. Balantic moved to approve the request of Jason Pazzaglia to release the Public Improvement Bond in the amount of \$9,800.00.

Mr. Covino seconded the motion.

Vote: 6-0-0. Motion passed.

IV. Zoning Referrals

There were none.

V. Old Business

A. Liaison to Zoning Commission Schedule

The Commission discussed the Zoning Commission Liaison Schedule.

VI. Reports

A. Chairman

Mr. Schuch and Mr. Goeschel told the Commission about the ROI (Return of Investment on Planning) workshop they attended. The message of the workshop was to reemphasize "quality" as opposed to "efficiency." Mr. Goeschel felt that the workshop had many ideas that could be applied to our POCD which would utilize more community based feedback. Mr. Goeschel also discussed the JLUS (Joint Land Use Study) that would be occurring during the next few months.

B. Ex-Officio

Ms. Hardy was not in attendance.

C. Zoning Representative

There was nothing to report.

D. Sub-Committees

a. Sustainable Development and Climate Adaptation

There was nothing to report.

b. Subdivision Regulations Bonding Review Subcommittee

There was nothing to report.

ADJOURNMENT


- ****Motion (3)**

Mr. Balantic moved to adjourn the meeting at 7:54 PM.

Ms. Palazzo seconded the motion.

Vote: 6-0-0. Motion approved.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Brooke D. Stevens".

Brooke D. Stevens, Recording Secretary