

**THE COMMISSION HAS NOT YET
READ OR APPROVED THESE MINUTES**

**EASTFORD TOWN PLANNING COMMISSION
TUESDAY, NOVEMBER 10, 2020 -7PM
Lower Level of Town Office Building & Zoom**

Regular Meeting

Members Present: Effie Vinal, Chair; Chuck Lee, Vice-Chair; Rob Torcellini, Paul Torcellini, Mary Scalise

Members Absent: Denis Day

Also Present: Jim Larkin, Planning Agent; Susan Welshman, Recording Secretary

Meeting was called to order at: 7:07 pm

Old Business: Discussion of Subdivision Regs: Discussion of Subdivision Regulations tabled until next month's meeting.

New Business:

- **SD File # 20-003 Robert MacFarlane III, 21 Abington Road, Eastford, CT. Proposed three lot subdivision. Application received: November 10, 2020. Fee received: \$730. Decision or Public Hearing by: January 13, 2021.** Bruce Woodis, Engineer with KWP, gave the Commission the details of the application. One lot has an existing house. One lot will be to build a new home and the 3rd lot, consisting of 20 acres, to be bequeathed to applicant's daughter. 25 acres in all. The property originally consisted of 50 acres. ¼ acre was sold in 1974 (lot 4A on plans). The remaining acreage was divided to two lots of 24.7 acres each. Applicant retained one of these lots and the other went to applicant's sister. This created an illegal subdivision. This illegal subdivision was discovered in 1993 when applicant's sister went before the Planning Commission for property permits. The applicant's 24.7 has remained an illegal subdivision and the Commission discussed how best to address the situation. It was determined that presenting this application as a Re-Subdivision would be the most appropriate action and that the illegal split will be rectified by doing so. A Re-Subdivision must go to a Public Hearing. The Commission also discussed concerns about ownership of an abutting property and whether it was Town property or State property. Bruce Willis and Jim Larkin to research this. Also discussed were concerns of the rear lot driveway shown on plan not fitting into the regulation which states that a driveway needs to be between 25' and less than 50'. Rob Torcellini also asked if the existing driveway shown on the plan in lot 4D is to be abandoned. Bruce Woodis to add note to plan that driveway should be abandoned. Paul Torcellini asked if the property becomes a re-subdivision, will the open space requirement be negated? Would the abutting Windham land Trust qualify? Jim Larkin to inquire and confirm this possible qualification with Town attorney. **MOTION (R.**

Torcellini / P. Torcellini) to hold a Public Hearing on December 8, 2020 at 7PM to address this application due to it being a Re-Subdivision. APPROVED UNANIMOUSLY.

Planner's Report:

- Jim Larkin reported that Scott Perry has still not received DOT approval for driveway.

.Inland Wetlands and Watercourse Report:

- Permit to Carl & Kathleen Winkler, 9 Lake Road.
- Declaratory Ruling of No Jurisdiction for Peppertree LLC, 117 Ashford Road.
- Notice of Violation issued to Aaron Smith and Harry Ratasep for property at 216 and 220 Chaplin Road, Eastford.

Chairman's Report: None

Communications: None

Approval of Bills: None

Minutes of the Previous Month's Meeting: MOTION (Torcellini/Scalise) to approve the October 13, 2020 Minutes with corrections. APPROVED UNANIMOUSLY.

Adjournment: 8:22 pm

Respectfully Submitted,
Susan Welshman
Recording Secretary

Approved: