

THESE MINUTES HAVE NOT YET BEEN READ
OR APPROVED BY THE COMMISSION

**EASTFORD TOWN PLANNING COMMISSION
TUESDAY, APRIL 10, 2018 -7PM
TOWN OFFICE BUILDING**

Regular Meeting

Members Present: Chuck Lee, Vice-Chair; Rob Torcellini, Denis Day, Mary Scalise

Members Absent: Effie Vinal, Chair; Craig Whitehouse

Also Present: Jim Larkin, Planning Agent

Meeting was called to order by Chuck Lee at: 7:00 pm

New Business:

- **Review CT Chapter of the American Planning Association SB922: An Act Concerning Temporary Healthcare Structures per the Request of First Selectman DuBois.** Discussion regarding Public Act 17-155 and SB922. “ An Act Concerning Temporary Healthcare Structures” and the legislative summary of PA 17-155 provided by staff. Temporary Healthcare Structures were compared to trailers which are allowed in town currently. Denis Day looked into such structures and found them to be very costly. Commission believes that, as Eastford does not have zoning, the new State regulations would not apply.
- **MOTION(Torcellini/Day) to add 8-24 Review for sale of two lots on Kennerson Road, Map 46, Block 25 , Lot 10 & 11. APPROVED UNANIMOUSLY.** Discussion: Staff explained the procedure and provided a copy of CT Statute 8-24 for review. Rob Torcellini explained how the Town acquired ownership of the parcels and that the sale was to be a closed bid process. Chuck Lee asked about the size and if they would be sold separately or together. Denis Day explained that an application was approved at Wetlands for a single family home for the lots combined and that there was a stream running along the rear boundary. Lots could not be subdivided and there are no water rights. **MOTION (Torcellini/Day) Favorable report for the sale of two lots on Kennerson Road being in line with the Eastford POCD. APPROVED UNANIMOUSLY.**

Old Business:

- **Review of the Town of Eastford Subdivision Regulation Updates.** Rob Torcellini provided color copies of changes from pages S-35 to S-49. Concerns were discussed regarding some of the language provided by the engineer as it was ten years ago. Commission would like to have the language reviewed by the

NECCOG Engineer. Commission reviewed a map prepared by staff based on a 150 foot buffer from significant streams and water bodies as recommended by the engineer ten years ago.

Planner's Report:

- **Kozey Road** Jim Larkin reported performing a site walk on March 23, 2018 with an interested purchaser of property Map 66, Lot 3-1 54.3 acres. The lot was subdivided in 1979 but not built on. Currently the lot is being harvested and contains significant wetland areas. Advised that an E&S plan would be required as well as a Wetlands Application depending on the location of the home. Provided information on local soil scientists, engineers and surveyors.

Chairman's Report: None

Communications:

- Commission reviewed and approved the letter to Atty. Sable regarding 215A Chaplin Road, Sheldon Farms LLC.

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Approval of Bills: None

Minutes of the Previous Month's Meeting:

Adjournment: 8:24 PM

Respectfully Submitted,

Susan Welshman
Recording Secretary
(from notes by Jim Larkin)

Approved: _____