

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

**EASTFORD TOWN PLANNING COMMISSION
TUESDAY, MAY 11, 2021 -7PM
Lower Level of Town Office Building & Zoom**

REGULAR MEETING

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

Members Absent: None

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

Meeting was called to order at: 7:05 pm

New Business:

- **File # 21-001 Joan M. Light, 66 Weeks Road, Eastford, CT. Amended Subdivision. Application Received: 5/11/2021. Fee Received: \$ 560. Decision or Public Hearing by: 7/14/2021. MOTION (P Torcellini/ R Torcellini) to add Application File # 21-001 to New Business. APPROVED UNANIMOUSLY.** Daniel Blanchette, PE present via Zoom. Paul Torcellini to recuse due to being a property abutter. Mr. Blanchette described the applicant's desire to move the placement of the house to a different location on the property to what is shown on the originally approved subdivision. Driveway is also to be moved from original proposed position. The Commission reviewed site plans and discussed. **MOTION (R Torcellini/Scalise) to approve the resubdivision with the following 5 conditions: 1) Additional Erosion Control to be placed around the well and loam stockpile. 2) Proposed driveway location be staked 3) Existing barway may not be used as a driveway entrance but may be used for construction entrance with proper tracking, traffic control and restoration. 4) Any disturbed or covered monuments will be reset. 5) Site Map Title Block to include Amended Subdivision and Erosion Control Plan. APPROVED UNANIMOUSLY.**
- **Informal Discussion of 338 Old Colony Road. John Paquin/Pack Leaders Rescue.** Attorney Rachel Shipman, representing lessee Montana Katany, was present via Zoom. Property owner John Paquin attended the meeting in person. The Commission discussed the fact that the property is currently in three parcels but 4 in total. The three-parcel division never went through subdivision approval. Commission to determine whether the property should go through subdivision or resubdivision process. The current lessee wishes to purchase the property and hopes to keep it as two parcels. The initial thoughts and determination of the Commission is that the property owned by John Paquin should come before the Commission for resubdivision with 1 rear lot and one lot to take frontage. Easement for the rear lot to go through the front lot. The Planning Commission will look for resubdivision application and see draft plan at the June meeting. Design Professionals to be in communication with Jim Larkin, Planner.

Old Business: None

Planner's Report:

Jim Larkin reported:

- In contact with 54 Kennerson Reservoir Road regarding flagged lot requiring driveway design site development. A driveway permit is to be applied for.

•

Inland Wetlands and Watercourse Report:

Rob Torcellini reported application for dirt track on Chaplin Road and the denial of application at 221 Eastford Road.

Chairman's Report : Chuck Lee, Vice-Chair reported that the recent 8-24 review proposal for the Bowen property will have easement language changes and will come back before the Planning Commission. Plan to vote on 8-24 Review at the Town Meeting in June.

Communications : None

Approval of Bills: None

Minutes of the Previous Month's Meeting: MOTION (RTorcellini/Day) to approve the minutes of the April 13, 2021 Regular Meeting. APPROVED UNANIMOUSLY.

Adjournment: 8:30 pm

Respectfully Submitted,
Susan Welshman
Recording Secretary

Approved: