

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

**EASTFORD TOWN PLANNING COMMISSION
TUESDAY AUGUST 8, 2017-7PM
TOWN OFFICE BUILDING**

Regular Meeting

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

Members Absent: Denis Day, Craig Whitehouse, Jim Larkin, Town Planner

Also Present: Susan Welshman, Recording Secretary

Meeting was called to order by Effie Vinal at: 7:08 pm

New Business: Discussion took place regarding the upcoming review process of the Subdivision Regulations and subsequent revisions and updates. Susan Welshman to locate possible digital copies for editing and will update the Commission on her findings.

Old Business: None

Planner's Report: Jim Larkin, Town Planner submitted the following report via e-mail:

241 and 245 Westford Road: Stanley Megos, the owner of 241 and 245 Westford Road would like to adjust the lot line between his two properties to provide a larger setback between his home and the southwestern property line. The house is located at 245 Westford Road and includes 1.9 acres. The adjacent lot, 241 Westford Road, includes 2.1 acres. He is proposing to keep both acreages the same but move the property line approximately 40 ft. in the area of the house. Mr. Larkin does not believe that this meets the requirements of re subdivision; "A change in map of an approved or recorded subdivision or re subdivision if such change:

1. Affects any street layout shown on such map;
2. Affects any area reserved thereon for public use; or
3. Diminishes the size of any lot shown thereon and creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval of recording such map."

After consultation with Susan Yorgensen on past practice and reviewing the sections of the Subdivision regulations regarding Amended Subdivisions and Chapter IX, Mr. Larkin advised Mr. Megos that the lot line adjustment would require Commission approval. At this time he has not chosen a surveyor and is contemplating his options.

Chairman's Report: None

Communications:

- CT Landscape Architecture 2017 Annual Magazine
- Town of Woodstock Notice of Proposed Planning and Zoning Text Amendment
- CT Federation of Planning and Zoning Agencies Quarterly Newsletter: Volume XXI, issues 2&3.

Approval of Bills: MOTION (Lee/Torcellini) to approve time sheet submitted by Susan Welshman, Recording Secretary. APPROVED UNANIMOUSLY.

Minutes of the Previous Month's Meeting: MOTION (Lee/Torcellini) to approve the minutes of the June 13, 2017 Regular Meeting. APPROVED UNANIMOUSLY.

Adjournment: 7:50 PM

Respectfully Submitted,

Susan Welshman
Recording Secretary

Approved: _____