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DRAFT MINUTES
Town of Canton
Canton Planning Commission
Regular Meeting
Monday, May 6, 2013, 7:30 p.m.
Library Community Center, Room F
40 Dyer Avenue, Canton, CT

Evens

CALL TO ORDER: Ms. Aldridge called the meeting to order at 7:33 pm.

ROLL CALL: **Present**: Rosemary Aldridge, David Evans and Andrew Magnan; **Not Present**: Mike DiPinto, Bruce Mortimer and David Freeman. **Also Present**: Neil Pade, Town Planner.

REGULAR MEETING

OLD BUSINESS:

NEW BUSINESS:

1. File 524; 180 Bahre Corner Road (Shallot Meadows); Assessor's Map 27; Parcel #1160180; Zone AR3; Review on-call engineering task order; Family Home Builders, applicant/owner.

Mr. Pade explained that this subdivision was approved in 2005 and in 2010 a five year extension was granted under the Connecticut General Statutes. Mr. Pade explained that the subdivision was purchased by Family Home Builders, LLC and they would like to begin construction. A pre-construction meeting was held and an ascending list of items necessary before commencement was generated. One of the items necessary is signing of the development agreement which requires the execution of a contract with the Town's engineering consultant. The language calls for 10K in escrow to be in place for reviews. Also the consultant's fees must be approved by motion. The erosion control bond was not previously set and an estimate has been provided for this. The Commission reviewed the Engineering Consultant Fee Proposal and Task Order.

Motion: by Mr. Magnan For File #524, 180 Bahre Corner Road (Shallot Meadow Subdivision) the Commission, in accordance with Chapter 248 of the Town of Canton Town Code, hereby requires a fee of $10,000 of specialized technical review and inspection and monitoring of conditionally approved activities associated with this subdivision by the Commission's engineer. Second by Mr. Magnan.
Vote: Aldridge-yes; Magnan-yes; Evans-yes.

Mr. Pade noted that part of the Commission Engineers work and the Town's Development Agreement requires the setting of bond amounts for Erosion Controls and Construction Work.

Erosion and Sedimentation Control Bond – Required as a condition of the project Erosion and Sedimentation Control Plan (ESCP) Certified by the Commission. An updated Erosion and Sedimentation Control Bond has been provided by the applicant's engineer. The Commission's Engineer has reviewed this amount and determined it to be sufficient.

Motion: by Mr. Evans for File #524, 180 Bahre Corner Road (Shallot Meadow Subdivision) the Commission, in accordance with the requirements of the Subdivision Regulations and Certified Erosion and Sedimentation Control Plan for this subdivision hereby sets an Erosion and Sedimentation Control Bond in the amount of $25,618.00. Second by Mr. Magnan.
Vote: Aldridge-yes; Magnan-yes; Evans-yes.

OTHER BUSINESS:

1. Approval of minutes of 4-1-13.

The minutes of April 1, 2013 were approved as amended. (Laying out a new parcel within those areas)

2. File #532; 686 Cherry Brook Road; Discussion of creation of an additional lot by foreclosure.

Mr. Pade explained that Foreclosure occurred, on the majority of the largest of the 3 lots created by subdivision #532. The mortgage holder had previously released a portion of the large lot from the mortgage.

The Town Assessor has indicated he now has 2 titles to a lot that (even though it was not subdivided) and must create additional lot on the Assessor map. Land Use staff is currently researching the legalities and consequences of what appears to be an illegal subdivision.

The foreclosure is a transfer of title. The terms of the subdivision approval requires approximately 20 acres of open space to be transferred to the town should the lot be "transferred". We have contacted the attorney that processed the foreclosure and have asked why the Town has not yet received its open space. The requirement to transfer open space was not identified in the title search. I have asked that they respond to our request by Monday's meeting. A lengthy discussion ensued.

3. Discussion of Draft Zoning Regulation Re-write

Meetings are held the first Wednesday of every month. A lot of public input is being received from the Chamber and other interests groups through. The Commission is allowing an open and productive dialogue to occur.

4. Discussion of Plan of Conservation and Development Update

Mr. Pade explained that the following are 3rd drafts: Community Facilities, Community Character, Economic Development and Management, Natural Resources, Agriculture, Open space, Residential Development and Districts. Second drafts: Transportation and Outstanding: Utilities (Committee), Implementation (Committee), Case Studies (Consultant), Introduction (Consultant), Executive Summary (Consultant), Future Land Use (Consultant), Acknowledgments). Other: Fundamental Principles, Process/ Workshop Summary, Mapping/ Graphics Associated with all Chapters.

5. Staff report

Mr. Pade discussed the Hoffman Farms, Garrett Road Extension. Road paving was inspected and found to be acceptable by our engineer last fall. The one year maintenance period does not start until the developer submits under Section 620 of the subdivision regulations. We are checking with the Developer on where they are and if they want to submit to the town for Road Acceptance.

ADJOURNMENT:

Motion: by Mr. Evans to adjourn at 8:28 pm. Second by Mr. Magnan.
Vote: Aldridge-yes; Magnan-yes; Evans-yes.

Rosemary Aldrich 7/1/13

approved as corrected.