

**Continuing Legislative Committee on  
State Planning and Development**

**MEETING MINUTES**

**Monday, September 17, 2007**

**1:00 PM in Room 2B of the LOB**

The meeting was called to order at 1:24 PM by Chairman, Sen. Coleman E. S02.

The following committee members were present:

Senators: Coleman E. S02; Harris J. S05; Fasano L. S34;

Representatives: Roy R. 119; Feltman A. 006; Miner C. 066;

ABSENT: Crisco J. S17; Finch, B, S22; Guerrera A. 029; Malone J. 047;

Chair Coleman called the meeting to order at 1:24 p.m.

Chair Coleman welcomed everyone to the meeting and noted that the committee was meeting to act on three the proposed interim change to the Conservation and Development Policies Plan, 2005 – 2010 from: Town of Avon, Pistol Creek Associates, LLC and Town of Oxford. Chair Coleman also noted that the votes would be held open until 4:30 pm.

Without objection Chair Coleman noted that the Committee would hear from representatives from Office of Policy and Management (OPM), the applicant and representatives from each municipality where the interim change is proposed.

Jeff Smith, OPM, presented the recommendation for the Town of Avon, where there were a total of 11 parcels, recommending approval to 5 parcels, non-approval to 4 parcels and that no change was necessary to 2 parcels. Mr. Smith noted that the applicant is allowed to lay pipe as long as it is for transmission only, so the two parcels, New Road and Hawley Brook Open Space, need no change in land designation. Committee members had specific questions regarding the background to the application along with the Jackson Inc. parcel.

Louis Usich, Chair of Avon's WPCA, and Steve Kushner, Town Planner and commented on OPM's recommendation and requested that the committee add the Jackson Inc. parcel to be approved by the committee, along with the other 5 parcels recommended for approval by OPM.

Chair Coleman asked for a motion to approve the Town of Avon's proposed interim change to the Conservation and Development Policies Plan, 2005 – 2010 in the Town of Avon for the following parcels: Kingswood Drive, Rural to Neighborhood Conservation, Hunter's Run, Rural to Neighborhood Conservation, Route 44 Area, Rural to Neighborhood Conservation, Jacubiak Inc., Rural to Growth, and Huckleberry Hill Road, Rural to Neighborhood Conservation.

So moved by Rep. Miner and seconded by Rep. Roy.

Rep. Miner noted that since the Town of Avon presented concerns over the approval of the Jackson Inc. parcel, he motioned an amendment to the motion before the committee: Include Jackson Inc. parcel for a change of Rural to Growth. The motion was seconded by Rep. Roy.

The amendment carried unanimously in a voice vote.

Chair Coleman asked the clerk to call roll vote approve the Town of Avon's proposed interim change to the Conservation and Development Policies Plan, 2005 – 2010 in the Town of Avon for the following parcels: Kingswood Drive, Rural to Neighborhood Conservation; Hunter's Run, Rural to Neighborhood Conservation; Route 44 Area, Rural to Neighborhood Conservation; Jacubiak Inc., Rural to Growth; Huckleberry Hill Road, Rural to Neighborhood Conservation; and Jackson Inc., Rural to Growth; and not approve the proposed changes to the Wright Drive, Oak Bluff, Cider Brook Road, Hawley Brook Open Space, and New Road.

Clerk Eric C. Stroker called roll: five yea, one nay, four absent. The motion passed.

Dan Morley, OPM, presented the recommendation for Pistol Creek Associates, LLC's proposed interim change to the Conservation & Development Policies Plan, 2005 – 2010 in the Town of Berlin. He noted that OPM, similar to Avon did not have a full approval of the application, but had divided the recommendation into parcels. There were comments regarding the history of the parcels and the soil quality, which would not allow for septic systems to be used for the development, requiring sewers if development is to occur.

Representatives from the applicant disputed OPM's recommendation and hoped that the committee would approve change in all parcels in Berlin.

Rep. Aresimowicz, (Berlin – D) and Berlin Town Council member Morelli presented their opposition to the change in land designation, and echoed the comments made at the public hearing.

Chair Coleman asked for a motion in regard to Pistol Creek Associates, LLC proposed interim change to the Conservation & Development Policies Plan, 2005 – 2010, in the Town of Berlin.

Sen. Fasano motioned to deny approval of Pistol Creek Associates, LLC proposed interim change to the Conservation & Development Policies Plan, 2005 – 2010, in the Town of Berlin, for all parcels. Seconded by Rep. Miner.

Sen. Fasano noted that he believed in home rule, and should be used in this application and was going to support denying the application.

Rep. Roy noted that he was in favor of the recommendation by OPM that would have designated one parcel for change in land designation.

Chair Coleman asked the clerk to call roll call vote to deny approval of Pistol Creek Associates, LLC proposed interim change to the Conservation & Development Policies Plan, 2005 – 2010, in the Town of Berlin, for all parcels.

Clerk Eric C. Stroker called roll: four yea, two nay, four absent. The motion carried.

Dan Morley, OPM, presented the recommendation for the Town of Oxford's application for proposed interim change to the Conservation & Development Policies Plan, 2005 – 2010, in the Town of Oxford. The recommendation was another split approval by parcels, 2 parcels in favor of approval, and 3 against.

Representatives from the town, Brian Miller and Herman Shuler spoke that Oxford is a developing community and they need to have these land designation changes in order to help with these changes.

Chair Coleman asked for a motion in regard to the Town of Oxford's application.

Rep. Miner motioned to approve four parcels of the Town of Oxford's proposed interim change to the Conservation & Development Policies Plan, 2005 – 2010, in the Town of Oxford and to deny approval of one parcel. The parcels for approval are Jack Hills Road, Rural to Growth; Oxford Greens, Rural to Growth; Route 67 South, Rural to Growth; Oxford Center, Rural Community Center to Neighborhood Conservation; and deny approval of the Route 67 North parcel. Seconded by Rep. Roy.

Chair Coleman asked the clerk to call roll vote to approve four parcels of the Town of Oxford's proposed interim change to the Conservation & Development Policies Plan, 2005 – 2010, in the Town of Avon and to deny approval of one parcel. The parcels for approval are Jack Hills Road, Rural to Growth; Oxford Greens, Rural to Growth; Route 67 South, Rural to Growth; Oxford Center, Rural Community Center to Neighborhood Conservation; and deny approval of the Route 67 North parcel.

Clerk Eric C. Stroker called roll: six yea, zero nay, four absent. The motion carried.

Chair Coleman noted that the committee still had an application from the Town of Manchester but had as yet not received a recommendation from OPM, and committee would need to take action on that application.

Chair Coleman recessed the committee meeting at 4:07 pm.

The meeting was adjourned at 4:30 p.m.

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Eric C. Stroker  
Committee Clerk