

**MINUTES OF PUBLIC HEARING
HELD BY THE PLANNING AND ZONING COMMISSION
JANUARY 4, 2012**

ROLL CALL:

Members Present: Joseph Diminico, Chairman
Andy Kidd, Secretary
Horace Brown

Absent: Kevin Dougan, Vice Chairman
Eric Prause
Anthony Petrone
Susan Shanbaum
John Chaput

Also Present: Mark Pellegrini, Director of Planning
Ginger MacHattie, Recording Secretary

The Chairman opened the Public Hearing at 7:00 p.m. The Secretary read the legal notice for the application when the call was made.

ORFORD VILLAGE HOUSING DEVELOPMENT CORP. – 621 Hartford Road – for a zone change from RA to EHD on a portion of 621 Hartford Road – EHD Zone Change (2011-145)

Attorney Brian Murphy, 172 East Center Street, spoke on behalf of the applicant, Orford Village Housing Development Corp. The application before the Commission was to rezone 2,740 square feet of 621 Hartford Road. The Commission previously approved the rezoning of 619 Hartford Road. The additional rezoning is being requested because a conveyance the applicant had previously thought was taking place did not occur. Attorney Murphy pointed out the piece of property that was previously planned for conveyance. That piece would have been zoned EHD. Instead, Orford Village Housing Development Corp. is requesting the Commission approve the portion pointed out by Attorney Murphy for conveyance and a zone change to EHD. The subject land is the western corner of 621 Hartford Road.

Mr. Ken Pudeler, project engineer, further explained there is no development proposed on the 2,740 square feet to be rezoned. The property is now grass and will remain grass. A wood chip hiking trail was shown on the original site plan, but the hiking trail will be deleted to allow for a 15' buffer. Mr. Pudeler explained approximately 2,700 square feet of 619 Hartford Road had slopes greater than 15% and cannot be counted toward unit density. Because the originally anticipated property did not occur due to underlying mortgage matters, the rezoning is needed to keep the project at its approved unit count of 44 units.

Chairman Diminico asked any member of the public wishing to speak either in favor of or in opposition to this application to come forward at this time. No member of the public wished to comment on this application.

The Chairman closed the Public Hearing portion of the meeting at 7:09 p.m.

NOTICE: THE CASSETTE TAPE RECORDING OF THIS PUBLIC HEARING CAN BE
HEARD IN THE PLANNING DEPARTMENT.

OFFICIAL TAPE NO. 1142