

## **BOARD OF SELECTMEN/LAND USE COMMISSIONS**

**Special Meeting  
December 4, 2012**

A special meeting of the Board of Selectmen was held on Tuesday, December 4, 2012 in the Selectmen's Conference Room.

Board of Selectmen members present: First Selectman Michael Criss, Selectman Jon Truskauskas, and Selectman Frank Chiaramonte.

Land Use Chairmen present: Zoning Commission Chairman Todd Oulette, Planning Commission Chairman Michael Orefice, IWWC Chairman Bruce Burnette, and Economic Development Commission Chairman Kerri Ouelette.

### **Call to Order**

Mr. Criss called the meeting to order at 6:09 p.m.

### **Updates from Commissions and Boards**

Bruce Burnette with IWWC reported that things are fairly quiet for IWWC. They've accepted the renovation of the Birge Park building. The owner plans to increase impervious areas and reduce the paved parking area and will add a septic field. The adjoining house was not part of the application. The IWWC would like to include additional verbiage to their regulations due to some changes in the state laws. Mr. Criss asked about the beaver dams. Mr. Burnette stated that Zoning Enforcement Officer, Karen Nelson visited the area. Mr. Burnette stated the neighbors need to agree on a plan.

Michael Orefice reported that things are slow for the Planning Commission and they have cut back their schedule to one meeting a month. They found discrepancies with the State plan of development and the town's plan. The town submitted seven (7) pages of corrections. Affordable housing was mentioned and the difficulty in finding grants for that at the moment. Lack of septic is a hindrance to affordable housing in town.

Michael Orefice also reported on the Agricultural Commission. They are now meeting once a quarter. Regarding a farmers market in Harwinton- Mark Gauger who oversees the NW corner has explored the subject and decided it's not a viable option for Harwinton because there is not enough traffic. You also need farmers who can provide produce on a regular basis. It can be looked at again in the future.

Todd Ouelette with the Zoning Commission reported they just approved the ambulance facility on Burlington Road. The commission would like to update some outdated regulations. Moving forward, the commission is looking to offer light retail space. A town central business corridor was discussed

Mike Orefice and Todd Ouelette agreed to have their commissions work together on certain items. Mr. Criss asked both commissions to look at aesthetic regulations for 2013.

Mr. Criss noted that many towns are looking at their zoning regulations with regard to medicinal marijuana and adult entertainment stores and Harwinton should look into it as well.

Kerri Ouelette with the Economic Development Commission reported that they have been working on a business directory. A questionnaire went out with tax bills asking businesses for feedback. They would like to put more information on the website to assist businesses.

Sal Bonola reported that the WPCA has a very active board. They had a good response to the insurance that was offered on the sewer line. Their next goal is to replace two meters at Scoville Hill Road and Clearview Avenue.

#### Adjournment

Mr. Truskauskas moved to adjourn at 7:04 p.m. Mr. Chiaramonte seconded. All were in favor.

Minutes submitted by: Melissa Santoro  
Melissa Santoro

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**TOWN CLERK**

RECEIVED FOR RECORD AT HARWINTON CT  
ON 12/11/2012 AT 4:00  
ATTEST NANCY E. ELDRIDGE TOWN CLERK