

Harwinton Zoning Commission Regular Meeting
August 23, 2010

Present: Commissioners Ron Sherlock, Chairman; Clarence Caldwell, Todd Ouellette, Peter Brazaitis. Alternate Commissioners Amy Calabrese, Judith Pleau. ZEO Karen Nelson was on hand

Absent: Nancy LaGanga, Robert Lavoie. Land Use Coordinator Polly Redmond was not on hand.

The meeting commenced at 7:00 pm and Alt. commissioner

1. Judith Pleau was seated.
2. Minutes of the previous meeting on 8/9/10 were approved.
3. Gerard Monroe, lot 5, Clearview Estates, Weingart Road – application for single family dwelling - Awaiting TAHD approval. LUC may approve on receipt of TAHD approval. As built required. Motion: Brazaitis 1, Pleau 2. Unanimous.
4. Phil Bender for Douglas Blackwood, 76 Wildcat Road. Application for deck. Waiver of engineered plan granted. Motions: Caldwell 1, Ouellette 2. Unanimous.
5. Nancy Dunn, 184 Campville Hill Road, informal discussion. Use of property for the purpose of establishing a business involving the composting of animal carcasses and manure, possibly selling compost by-products, as a product of agriculture. As described, the site would receive animal carcasses from veterinarians, road kills, and large farm animals that may die and provide a composting service as an alternative to private and commercial incineration or burial. A plan of operation or property location was not presented. Commissioners asked questions on where the carcasses would come from, scope of operations, disease and possible pollution hazard, application of state and other regulations etc. Ms. Dunn was urged to research the subject in more detail and present a full scope of operations to the ZC. The ZEO questioned if odors that might be produced might fall under the exemptions of the CT Right to Farm Law. Brazaitis gave an overview of how carcass composting works and what is involved and said the available literature suggests that the process is an economical alternative to disposing of large numbers of large animal carcasses but that certain pathogens may not be destroyed by the process: anthrax, bovine encephalitis, and neurological diseases affecting cattle. He stated that a number of states have enacted extensive regulations governing large animal carcass composting and that the required distance from the composting site to the nearest property line can be as much as ¼ mile. The process is management intensive, and generally is effective in regions with large numbers of farms and ranches with large numbers of cattle on hand. Caldwell asked about the applicable regulatory agencies and possible regulations involved. Pleau asked a

number of questions concerning organic process. As the topic is new to the ZC, Brazaitis distributed a number of articles on the topic for the further education of commission members.

6. GRJH/Sunoco Gas Station update: Bruce Cloney, 198 Birge Park Road submitted a complaint to the LUC and reported raw sewage smell from the GRJH site. TAHD is investigating. The holding tank may be improperly being opened and sewage pumped out at night to flow eventually to a brook and roadside swale. Stephen McDonnel, WCMC, has provided the LUC a list of remediation items to be performed at the Sunoco site. These were reviewed. There as a discussion on the enforcement of erosion control measures and Com. Ouellette commented that enforcement should be applied uniformly to everyone. The ZEO will continue to monitor and report updates while TAHD completes their review.
7. An unsigned letter of complaint was received concerning an illegal rental apartment at 49 Stonehedge Ct. It is the position of the ZC not to take action on any unsigned complaint.
8. There was a discussion on the proposed LID recommendations. Brazaitis suggested that all commissioners have a full copy to review. Comment was tabled.
9. Workshop on agricultural definitions on 27 Sept. Representatives of CT Farm Bureau, and State Dept of Agriculture will attend. Atty Mike Rybak will be invited unofficially. Resident farmers will be invited as well.
10. Ron Sherlock reported that ZC business resulted in an over expenditure of \$17,812 and that he has been asked to appear before the BOF to explain. Any ZC members wishing to may attend.
11. ZEO invoice of \$980 was approved: Caldwell 1, Brazaitis 2. Unanimous.
12. Pleau questioned the status of the recent executive session and meeting decisions on the matter of the ZBA decision to overturn the ZC ruling in the Heavens logging case and the possible conflict of interest by the head of the planning commission. Brazaitis reported that a full article appeared in the Republican American reporting the Board of Selectman would hold a meeting of all commissions to review the matter and named the head of the Planning commission as possibly violating state regulations governing the appearance of members of a commission before another commission on behalf of an individual. He would try to get the article for ZC review.
13. The meeting was adjourned at 9:15 pm.

Peter Brazaitis
Secretary