

Present: Roland Perreault, Paul Roche, William Starr and Alternate Member Debra Freidus.

Absent: Chairman Michael Orefice, Lee Hall and Alternate Member Michael Rewenko

*Kaitlyn Rewenko has been appointed as an Alternate Member by the Board of Selectmen but has not yet been sworn in.

1. **OPEN MEETING – ESTABLISH QUORUM.**

P. Roche **motioned** to appoint Roland Perreault as Acting Chairman, seconded by D. Freidus. Motion passed unanimously. Acting Chairman Perreault called the meeting to order at 7:00 p.m. All members present are seated.

2. **APPROVE MINUTES OF PREVIOUS MEETINGS: 1/27/16 AND 12/4/16**

The approval of 1/27/16 minutes is tabled due to a lack of a voting quorum.

D. Freidus **motioned** to approve the minutes of 12/4/16, seconded by W. Starr. Motion passed with W. Starr, D. Freidus and R. Perreault voting. P. Roche refraining from voting due to him not being a member of the Commission on 12/4/16.

3. **DISCUSSION/REFERRAL REPORT IN COMPLIANCE WITH STATE STATUTE 8-3A. – ZONE CHANGE APPLICATION SUBMITTED TO ZONING COMMISSION FROM HARWINTON HAVEN, LLC, 29 COUNTY LINE ROAD, LIGHT INDUSTRIAL ZONE TO COUNTRY RESIDENTIAL ZONE. PUBLIC HEARING SET FOR JANUARY 23, 2017.**

Gary Tartaglino, A Harwinton Haven, LLC, is present to answer any questions the Commission may have. LUC Redmond reached out to Tom O'Connor, DEEP, on 12/21/16 regarding the cleanup of this former Mitral site. An outline of that discussion remains on file in the Land Use office. Mr. O'Connor informed LUC Redmond that he saw no problem with changing the zone to Residential from Light Industrial. Mr. Tartaglino is proposing to construct a house built on slab and connecting to the water line available. Response from NHCOC has been received regarding the zone change application with their comment being "that the staff finds no apparent conflict with regional plans and policies or the known concerns of neighboring towns." P. Roche **motioned** to give a favorable report for the proposed zone change in that there is no conflict with the Plan of Conservation and Development and also based on the favorable report from the Northwest Hills Council of Governments and based on Tom O'Connor's comments to LUC Redmond. D. Freidus seconded the motion. Voting for the favorable report is P. Roche, D. Freidus and R. Perreault. W. Starr is opposed. Motion passed 3 to 1.

4. **OLD BUSINESS.**

None.

5. **NEW BUSINESS.**

None.

6. **ANY OTHER BUSINESS.**

None.

7. **CORRESPONDENCE.**

A letter from Joshua E. Dumas has been received requesting a 90-day extension to file the Dumas Resubdivision mylar. This is the first 90 day extension to be granted. P. Roche **motioned** to grant the first 90-day extension to May 9, 2017, seconded by W. Starr. Motion passed unanimously.

8. **INVOICES.**

None.

9. **ADJOURN.**

P. Roche **motioned** to adjourn the meeting at 7:30 p.m., seconded by W. Starr. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 01/18/17 AT 9:32 AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK