

**HARWINTON ZONING BOARD OF APPEALS**  
**WEDNESDAY, APRIL 21, 2021 7:00 P.M.**  
**VIRTUAL MEETING – WEBEX**

Present: Chairman Thomas Rotondo, Michael Durstin, Peter Brazaitis IV, Tamara Barry, Theodore Root, Jr., Alternate Member Lynne Steincamp, Alternate Member Pamela Root and Land Use Coordinator Polly Redmond

**PUBLIC HEARING**

**1. OPEN HEARING – ESTABLISH QUORUM.**

Chairman T. Rotondo called the meeting to order at 7:00 p.m. All regular members present are seated. LUC Redmond reads the call to hearing as published in the Republican American newspaper on 4/9/21 and 4/18/21. Proof of certified mailings giving notice of this hearing to neighbors within 200 feet of the property lines have been received and remain on file.

**2. EDGAR ROSADO – APPLICATION FOR A 10-FOOT NORTH SIDE YARD VARIANCE FROM SECTION 5 ZONING REGULATIONS, DATED 10/29/18, FOR THE INSTALLATION OF A 15' X 30' ABOVE GROUND POOL, 160 WILDCAT HILL ROAD (CR ZONE).**

Mr. & Mrs. Rosado are present for the virtual meeting. Mr. Rosado explains to the Commission the requirement of Torrington Area Health District to remain 20 feet from the leaching fields and a curtain drain located in the rear of the property instead of the normal 10 feet. P. Brazaitis IV questions whether the 15 foot width is horizontally off set from the side property line with Mr. Rosado replying that it is the 30 foot length of the pool that runs horizontally with the property line and that if the pool were turned it would be too close the leaching fields.

Chairman Rotondo opens the floor for public comment to which there is none.

**3. CONTINUE OR CLOSE HEARING.**

T. Root, Jr. **motioned** to close the hearing at 7:18 p.m., seconded by T. Barry. Motion passed unanimously.

**REGULAR MEETING**

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

Chairman T. Rotondo called the meeting to order at 7:18 p.m. All regular members present are seated.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 2/19/20**

P. Brazaitis IV **motioned** to approve the minutes of the previous meeting, seconded by T. Barry. Motion passed unanimously with Chairman Rotondo refraining from vote.

**4. DISCUSSION/POSSIBLE DECISION - EDGAR ROSADO – APPLICATION FOR A 10-FOOT NORTH SIDE YARD VARIANCE FROM SECTION 5 ZONING REGULATIONS, DATED 10/29/18, FOR THE INSTALLATION OF A 15' X 30' ABOVE GROUND POOL, 160 WILDCAT HILL ROAD (CR ZONE).**

P. Brazaitis IV states that above ground pools are not truly permanent structures as they do not last a lifetime. M. Durstin believes this to be a legitimate hardship with regards to the septic system location

and the property line configuration. M. Durstin **motioned** to grant the variance with the hardship being configuration and location of septic system and the requirements of the Torrington Area Health District. T. Root, Jr. seconded the motion and it passed unanimously.

3. **CORRESPONDENCE.** None.

4. **ANY OTHER BUSINESS.** None.

5. **INVOICES.** None.

6. **ADJOURN.**

P. Brazaitis IV **motioned** to adjourn the meeting, seconded by T. Barry. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 4/27/2021 AT 11:20am  
ATTEST TOWN CLERK *James J. Boyer*