

ZONING COMMISSION MEETING
MONDAY, AUGUST 26, 2013
TOWN HALL 7:00 P.M.

Present: Chairman Todd Ouellette, Anne Marie Buonocore, Don Truskauskas, Cory Iacino, Alternate Member Glenn Bradley and Land Use Coordinator Polly Redmond

Absent: Nancy LaGanga, Alternate Member Robert Lavoie and Alternate Member Kevin Ferrarotti

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Ouellette called the meeting to order at 7:00 p.m. All regular members present are seated with Alternate Member G. Bradley seated for N. LaGanga.

2. APPROVE MINUTES OF PREVIOUS MEETING: 5/28/13, 7/8/13, 8/12/13 Special Meeting and 8/12/13 Regular Meeting.

C. Iacino **motioned** to approve the minutes of 5/28/13, seconded by G. Bradley. Motion passed unanimously with Chairman Ouellette and D. Truskauskas refraining from vote due to their absence at the 5/28/13 meeting.

D. Truskauskas **motioned** to approve the minutes of 7/8/13, seconded by A. Buonocore. Motion passed unanimously with C. Iacino and G. Bradley refraining from vote due to their absence at the 7/8/13 meeting.

D. Truskauskas **motioned** to approve the minutes of the 8/12/13 Special Meeting, seconded by C. Iacino. Motion passed unanimously with A. Buonocore and G. Bradley refraining from vote due to their absence at the 8/12/13 Special Meeting.

C. Iacino **motioned** to approve the minutes of 8/12/13 Regular Meeting with amendment to Item 3, line 7: “until a complaint came in to the Land Use office...~~delete~~ ‘for noise activity’...which would then force the Zoning Commission to shut the business down...”. D. Truskauskas seconded the motion and it passed unanimously with A. Buonocore and G. Bradley refraining from vote due to their absence at the 8/12/13 Regular Meeting.

3. TOM ROTONDO – APPLICATION FOR 22’ X 22’ GARAGE, 400 LOCUST ROAD.

Mr. Rotondo is present. Plans by David J. Little, LS, dated 8/7/13 titled Topographic Survey are reviewed. IWWC and TAHD approval has been received. C. Iacino **motioned** to approve the application, seconded by D. Truskauskas. Motion passed unanimously. *It is noted that the garage will be 22’ x 22’ and not 33’ x 27’ as listed on the Zoning agenda.

4. BROOKE CHENEY – INFORMAL DISCUSSION ON USE OF HOME FOR PERSONAL BUSINESS, 144 MANSFIELD ROAD, COUNTRY RESIDENTIAL ZONE.

Commissioners received a copy of Town Counsel Michael D. Rybak’s opinion letter dated 8/23/13 regarding this matter. Mrs. Cheney has also received a copy and informed LUC Redmond that she will be preparing to file an application in the near future. No discussion takes place.

5. DISCUSSION – ZONING REGULATIONS.

D. Truskauskas distributes suggested Zoning Regulation amendments that pertain to Zoning Regulation 9.3.5 Off Street Parking calling for a minimum of two spaces for the principle occupants and two spaces for the accessory apartment, Section 9.6.6 possibly allowing shared driveways, Section 9.7.1 deleting the 1000 foot distance requirement, Section 11.1.3 allowing a contractor’s sign not over 12 square feet to be displayed 30 days following completion of a project, Section 11.1.5 allowing for agricultural signs for farm stands and pick/cut your own locations not to exceed 12 square feet, Section 12.1 Landscape Buffer requirement reworded, Section 13.3.2 allowing for non-conforming structures to be rebuilt within five years instead of two, Section 14.1 increasing the amount of cubic yards from 50 to 100, Section 14.2.1 to read as: Excavation *and/or* grading for *site improvements including* the foundation/basement of a building or alternation of a structure for which a *Zoning Permit* has been issued.

Section 14.4.5 would have the additional wording “The commission may decide to allow onsite crushing of material provided all material will be used on the site it originated and was crushed on if it feels limited truck traffic outweighs the disturbance a short term crushing operation may have.” Lastly, the Fee Schedule should be amended to include the payment fee for use of the Permit/link System.

LUC Redmond suggested that all fees be reconsidered and that any amendments to the Fee Schedule must go before a Town Meeting before amending. LUC Redmond will write a draft of revised Fees for discussion at the next Zoning meeting.

6. COMPLAINTS/ENFORCEMENT ACTIONS.

None.

7. ANY OTHER BUSINESS.

None.

8. CORRESPONDENCE.

CCM has sent information for their 2013 Annual Conference to be held on 10/2/13.

9. INVOICES.

None.

10. ADJOURN.

C. Iacino **motioned** to adjourn the meeting at 7:20 p.m., seconded by A. Buonocore. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 8-27-13 AT 10:45AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK